

**WORK SESSION- 2006/07 BUDGET PLANNING  
MONDAY, OCTOBER 24, 2005  
6:00 TO 7:30 P.M.**

**THE VILLAGE OF DEXTER  
VILLAGE COUNCIL MEETING  
MONDAY October 24, 2005**

**\*\*\*\*\*7:30pm\*\*\*\*\***

**Dexter Senior Center, 7720 Dexter Ann Arbor Road**

**A. CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

**B. ROLL CALL:** President Seta                      J. Carson                      P. Cousins                      S. Keough  
   J. Semifero                      T. Walters                      D. Fisher

**C. APPROVAL OF THE MINUTES**

1. Regular Council Meeting Minutes- October 10, 2005
2. Work Session Minutes – October 10, 2005                      **Page#1-7**

**D. PRE-ARRANGED PARTICIPATION:**

*Pre-arranged participation will be limited to those who notify the Village office before 5:00 p.m. Tuesday of the week preceding the meeting, stating name, intent and time requirements (10-minute limit per participant)*

None

**E. APPROVAL OF AGENDA:**

**F. PUBLIC HEARINGS**

*Action on each public hearing will be taken immediately following the close of the hearing*

IFT Transfer request for All Season Gutters Inc ,

**ACTION ITEM: Consideration of: RESOLUTION APPROVING THE TRANSFER OF AN  
EXISTING INDUSTRIAL FACILITIES EXEMPTION  
CERTIFICATE #2001-342 TO ALL SEASON GUTTERS  
INC.,**

**Page#9-10**

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**G. NON-ARRANGED PARTICIPATION:**

*Non-arranged participation will include those in the audience not listed on the agenda that wish to speak. At the Village President's discretion, members of the audience may be called on to speak at any time. Those addressing the Council will state their name, and address. This section is limited to 5-minutes per participant or 10-minutes for group representatives*

None

**H. COMMUNICATIONS :**

1. Wireless Washtenaw Bulletin

**Page#11-12**

**I. REPORTS:**

1. Treasurer/Finance Director- Marie Sherry

**Page#13-26**

2. Community Development Manager- Allison Bishop

**Page#27-32**

3. Board and Commission Reports

Park Board -Toni Henkemeyer  
Tree Board – John Coy  
Walking Communities – Paul Cousins  
WATS – Jim Carson  
DAFD – Joe Semifero

**Page#33-42**

4. Subcommittee Reports  
Facilities Committee Report- Shawn Keough

**Page#43-48**

5. Village Manager Report

**Page#49-60**

6. President's Report  
VM- Review Documents

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**J. CONSENT AGENDA**

*Bills & Payroll will be a standing item under consent agenda. Discussion of the Budget and Financial matters will be covered under the Presidents Report as a standing item. Items under consent agenda are considered routine and will be acted upon in one motion. There will be no separate discussion of these items unless a Council Member so requests, and the item will be removed from Consent and added to the regular agenda at the end of New Business*

1. Consideration of: Bills & Payroll in the amount of: **\$169,419.39**

**Page#61-68**

**K. OLD BUSINESS- Consideration and Discussion of:**

1. Discussion of: Request for annexation from Jim Haeussler of Peters Building Company – Update includes copies of requested documents from the last meeting and the decision matrix from Shawn Keough.

**Page#69-88**

2. Consideration of: Request from Huron Commons Home Owners Association to place breakaway bollards at the Inverness entrance to the Subdivision.

**Page#89-92**

**L. NEW BUSINESS- Consideration and Discussion of:**

1. Consideration of: Recommendation from Planning Commission to approve the combined Site Plan for Lot 39 – Bishop Business Condominiums  
**Site Plan and support documents separate in packet.**

2. Consideration of: PROCLAMATION JENNIE RITTER DAY NOVEMBER 3, 2005 IN THE VILLAGE OF DEXTER

**Page#93**

3. Consideration of: Recommendation from President Seta to re-appoint Patricia Cousins as the Village's representative to the Library Board for the term ending 2009

4. Consideration of: RESOLUTION FOR ADOPTING BENEFIT PROGRAM "E" INCREASE TO BE EFFECTIVE ON ADJUSTMENT DATE JANUARY 1, 2006

**Page#95-100**

- 5 Consideration of: Recommendation to adopt proposed Budgets for Fund 303 and 402 for FY 2005/06

**Page#101-104**

**M. COUNCIL COMMENTS**

**N. NON-ARRANGED PARTICIPATION**

*Same as item F. Those addressing the Council will state their name, and address. This section is limited to 5-minutes per participant or 10-minutes for group representatives.*

**O. ADJOURNMENT:**

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DEXTER VILLAGE COUNCIL  
REGULAR MEETING  
MONDAY October 10, 2005

10-24-05  
C-1

**A. CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

The meeting was called to order at 7:30 by President Seta in the Dexter Area Senior  
Located at 7720 Dexter-Ann Arbor Street in Dexter, Michigan.

**B. ROLL CALL:** President Seta                      J. Carson                      P. Cousins                      S. Keough  
   J. Semifero                      T. Walters                      D. Fisher

**C. APPROVAL OF THE MINUTES**

Minutes of the Regular Council meeting of September 26, 2005

Motion Walters, support Keough to approve the minutes of Regular Council meeting  
of September 26, 2005 as presented.

Ayes: Cousins, Fisher, Keough, Semifero, Walters, Carson, Seta.

Nays: none.

Motion carries.

**D. PREARRANGED PARTICIPATION**

None.

**E. APPROVAL OF THE AGENDA**

Motion Cousins, support Fisher to approve the agenda as presented.

Ayes: Keough, Semifero, Walters, Carson, Fisher, Cousins, Seta.

Nays: none

Motion carries

**F. PUBLIC HEARINGS**

None

**G. NON-ARRANGED PARTICIPATION**

1. Ken Harvey of 408 Cambridge regarding the retention pond issue at Dexter Crossing.  
Is there an agreed upon framework with Blackhawk development to complete the outstanding issues at Dexter Crossing?

Is the framework written down?

What if the completion of the outstanding issues does not come to fruition?

## **H. COMMUNICATIONS**

1. WCRC consider permitting improvements in ROW 9-27-05.
2. Kiwanis Club "Free Halloween Party" October 31, 2005 6-9 PM.

## **I. REPORTS**

1. Community Development Manager - Allison Bishop  
Fix the manhole at 304 Cambridge? Village to fix?
2. Planning Commission Chair- Ray Tell  
Notes from the 9-29-05 Town Meeting
3. Subcommittee Reports  
None
4. Village Manager Report
  1. Donna Dettling submits her report as per packet.
  2. Joint meeting with Scio Township is set for October 27, 2005 at 7:00.
  3. Set up a meeting regarding the light at Baker and Dan Hoey Rds.
5. President's Report
  1. Received a letter from library regarding reappointment of Village appointed Library Representative. President Seta will discuss Pat Cousins' desire to continue as the Village representative, and accept other interested applicants.

## **J. CONSENT AGENDA**

1. Consideration of: Bills & Payroll in the amount of: \$197,115.83

Motion Fisher, support Carson to approve the consent agenda as presented.

Ayes: Semifero, Walters, Fisher, Carson, Cousins, Keough, Seta.

Nays: none

Motion carries.

## **K. OLD BUSINESS**

1. Discussion of: Request for annexation from Jim Haeussler of Peters Building Company-  
Update  
Mention of the 1981 promulgation agreement and its impact.

2. Discussion of: False Alarms for Breaking & Entering Fee Ordinance.

Motion Cousins, support Semifero to set a public hearing for 11-14-2005 regarding False Alarms for Breaking & Entering Ordinance.

Ayes: Walters, Carson, Cousins, Keough, Fisher, Semifero, Seta.

Nays: none

Motion carries.

## **L. NEW BUSINESS**

1. Consideration of: Recommendation from the Planning Commission to approve  
the  
Preliminary Site Plan for Katie's Restaurant

Motion Semifero, support Walters to approve the recommendation from the Planning Commission regarding the Preliminary Site Plan for Katie's Restaurant.

Ayes: Carson, Cousins, Fisher, Keough, Semifero, Walters, Seta.

Nays: none

Motion carries.

2. Consideration of: Request from Huron Commons Home Owner's Association to place breakaway bollards at the Inverness entrance to the subdivision.

Motion Semifero, support Carson to approve the request from Huron Commons Home Owner's Association to place breakaway bollards at the Inverness entrance to the subdivision, with the provision that the permission to place the bollards is revocable and that the Village can inspect the installation of the bollards.

No vote

Motion Cousins, support Fisher to postpone the discussion and motion regarding the breakaway bollards request from Huron Common Home Owner's Association until the next scheduled meeting of 10-24-05.

Motion Semifero, support Carson to amend the motion to include review of the Huron Common Home Owner's association bylaws regarding authority, and easement considerations. Reasons cited for the review include, the high level of "cut through" traffic and the safety of the Huron Commons residents.

Ayes: Semifero, Walters, Fisher, Carson, Cousins, Keough, Seta.  
Nays: none  
Motion carries.

Original motion

Ayes: Keough, Semifero, Walters, Carson, Fisher, Cousins, Seta.  
Nays: none  
Motion carries.

3. Consideration of: Recommendation to confirm the Village's intention to Contract with the County for (3) Police Service Units for 2006 and 2007. Action required to initiate contract negotiations.

Motion Cousins, support Fisher to confirm the Village's intention to Contract with the county for (3) Police Service Units for 2006 and 2007.

Ayes: Walters, Carson, Cousins, Keough, Fisher, Semifero, Seta.  
Nays: None  
Motion carries

4. Consideration of: RESOLUTION SUPPORTING LOCAL CONTROL OF MUNICIPAL BROADBAND AND CABLE FRANCHISING

Motion Semifero, support Walters to support a resolution regarding local control of municipal broadband and cable franchising.

Ayes: Carson, Cousins, Fisher, Keough, Semifero, Walters, Seta.  
Nays: none  
Motion carries

5. Consideration of: AMENDED RESOLUTION FOR THE PURPOSE OF ESTABLISHING ORGANIZATIONAL MATTERS FOR THE VILLAGE OF DEXTER.



Motion Cousins, support Keough to approve the amended resolution for the purpose of establishing organizational matters for the village of Dexter.

Ayes: Cousins, Fisher, Keough, Semifero, Walters, Carson, Seta.

Nays: none

Motion carries

6. Consideration of: Recommendation from Planning Commission to amend Article 15 of the Village Zoning Ordinance, Village Commercial District.

Motion Semifero, support Fisher to accept the recommendation from Planning Commission to amend Article 15 of the Village Zoning Ordinance, Village Commercial District.

Ayes: Keough, Semifero, Walters, Carson, Fisher, Cousins, Seta.

Nays: None

Motion carries

7. Consideration of: Recommendation from Planning Commission to amend Article 15(A) of the Village Zoning Ordinance, Central Business District

Motion Cousins, support Keough to accept the Recommendation from Planning Commission to amend Article 15(A) of the Village Zoning Ordinance, Central Business District

Ayes: Semifero, Walters, Fisher, Carson, Cousins, Keough, Seta.

Nays: none

Motion carries

8. Consideration of: Recommendation from Planning Commission to amend Article 2 of the Village Zoning Ordinance, Definitions

Motion Carson, support Semifero to accept the recommendation from Planning Commission to amend Article 2 of the Village Zoning Ordinance, Definitions.

Ayes: Walters, Carson, Cousins, Keough, Fisher, Semifero, Seta.

Nays: None

Motion carries

9. Consideration of: Recommendation to accept the bid from Romine Construction in the amount of \$17,850 for the replacement of approximately 600 ft of sidewalk on Cushing Court.

Motion Carson, support Keough to accept the bid from Romine Construction in the amount of \$17,850 for the replacement of approximately 600 ft. of sidewalk on Cushing Court.

Ayes: Carson, Cousins, Fisher, Keough, Semifero, Walters, Seta.  
Nays: None  
Motion carries.

#### **M. COUNCIL COMMENTS**

Walters	No.
Semifero	Ypsilanti DDA discussion meeting next Tuesday
Carson	Very happy with door-to-door 57 riders in 2 days
Boyle	No
Seta	Village to City article
Cousins	With Donna Dettling to meet with DEQ regarding the dam in two weeks, walking paths
Keough	Baker & Main traffic bulb out
Fisher	traffic pattern in the community needs to be addressed

#### **N. NON-ARRANGED PARTICIPATION**

Ray Tell of 3539 Hudson  
Is the Scio meeting on 10-27-05 open to the public? Yes  
Martinrea, outside storage racks need to be removed  
Alarm fees a good idea  
Cityhood article was good  
Bollards on Inverness, headed for a legal battle?

#### **O. ADJOURNMENT**

Motion to adjourn at 9:30, Carson, support Fisher  
Unanimous voice vote.

Respectfully Submitted,

David F. Boyle  
Clerk, Village of Dexter

Approved for filing: \_\_\_\_\_

DEXTER VILLAGE COUNCIL  
WORK SESSION  
MONDAY, OCTOBER 10, 1005

AGENDA  
ITEM C-2  
10-24-05

Attendance: Council - Carson, Keough, Walters, Seta, Cousins, Semifero, Fisher, Boyle Staff- Sherry, Hanifan, Dettling, Lobdell, Bishop

**2006/07 BUDGET PLANNING WORK SESSION**

1. Review Goals & Objectives for 2005/06.
  - Discussed achievements and pending tasks for the current FY.
  - Discussed continuation of a number of objectives for next FY.
  - Discussed resolution and dissolution of the LDFA capture, as well as establishing spending objectives for FY 2006/07 as to the use of LDFA capture
2. Establish Goals and Objectives for 2006/07
  - The first GOAL on the draft goals and objects list was reviewed
  - Continue discussion in a future budget planning work session.
  - Further affirmed desire to bring closure to the LDFA in FY 2005/06 and make spending decisions on how to use the LDFA capture. Marie will follow-up with Paul Bishop on this topic and report at our next planning work session.
  - Desire to continue the tax rate increases at the rate of inflation.
  - Continue with 15% unappropriated reserve fund balance.
  - Desire to have a joint meeting with the DDA
3. Other Discussion Items
  - Discuss NE Sewer Bond reconciliation activity and potential for Calling Bonds paying them off in April 2006 instead of October 2007.
  - Discuss Rural Development Graduation Request; review the attached USDA letters dated September 23, 2005.
  - FYI – Second Quarter Revenue/Expenditure Report and the Cash Position Report as of August 31, 2005 will be provided at the October 24, 2005 Council Meeting.

Discussed the RFQ process for a qualified Financial Advisor to assist with several immediate and long-term objectives. Two immediate needs: complete a Utility Rate Study required to address the RD Graduation request and assistance with calling Bonds for the NE Sewer in April. Future needs could include assistance with a potential Bonding structure to achieve other Village facility needs. Use of a FA will be established on a case-by-case basis with a well-defined scope of work, deliverable and cost associated with the work completed.

*This meeting is open to all members of the public under Michigan Open Meetings Act"*

AGENDA 10-24-05

NOTICE OF PUBLIC HEARING  
INDUSTRIAL FACILITIES TAX EXEMPTION CERTIFICATE  
DEXTER VILLAGE COUNCIL

The Dexter Village Council will hold a public hearing **Monday, October 24, 2005** at 7:30 p.m. at the Dexter Senior Center, 7720 Dexter-Ann Arbor Road, Dexter, Michigan. The purpose of the hearing is to receive public comment regarding an application filed by All Season Gutter Inc., 2117 Bishop Circle East, Dexter Michigan, requesting that an existing Industrial Facility Tax Exemption Certificate #2001-342 be transferred to All Season Gutter Inc.

All Season Gutters Inc. is a manufacturer of residential and commercial rain gutters. Investment for which this transfer is being requested consists of \$756,772 in real property improvements. This abatement is set to expire in 2007. The application has been filed by Cliff Maschke, owner All Season Gutters, Inc.,

The application is on file and available for review at the Village Office, 8123 Main Street, 2<sup>nd</sup> Floor of the National City Bank Building, Dexter, Michigan, weekdays between 9:00 a.m. and 5:00 p.m. Written comments regarding this project should be submitted to the Village Manager, and must be received no later than 5:00 p.m. Wednesday, **October 19, 2005**.

Donna Dettling  
Village Manager

Publish: October 13, 2005

**RESOLUTION APPROVING THE TRANSFER OF AN  
EXISTING INDUSTRIAL FACILITIES EXEMPTION  
CERTIFICATE #2001-342 TO ALL SESAON  
GUTTERS, INC. FOR REAL PROPERTY**

The following resolution was offered by Member \_\_\_\_\_ and supported by  
Member \_\_\_\_\_:

WHEREAS, pursuant to P.A. Act 198 of 1974, M.C.L. 207.551 et seq., after duly noticed public hearing held on May 26, 1987, the Council by resolution established the Dexter Business and Research Park Industrial Development District; and

WHEREAS, *All Season Gutters, Inc.* has filed an application asking for a transfer of an existing Industrial Facilities Exemption Certificate with respect to real property located in the Dexter Business and Research Park Industrial Development District; and

WHEREAS, before acting on said application, the Village of Dexter held a hearing on October 24, 2005, at the Dexter Senior Center, 7720 Dexter-Ann Arbor Road, Dexter Michigan at 7:30 p.m., at which hearing the applicant, the Assessor and a representative of each of the affected taxing units were given written notice and were afforded an opportunity to be heard on said application; and

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE VILLAGE OF DEXTER THAT:

1. The Council finds and determines that granting a transfer of the existing Industrial Facilities Exemption Certificate considered together with the aggregate amount of certificates previously granted and currently in force under Act No. 198 of the Public Acts of 1974 and Act No. 255 of the Public Acts of 1978, shall not have the effect of substantially impeding the operation of the Village of Dexter, or impairing the financial soundness of a taxing unit which levies ad valorem property taxes in the Village of Dexter.

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

**RESOLUTION DECLARED ADOPTED THIS 24<sup>th</sup> DAY OF OCTOBER, 2005**

\_\_\_\_\_  
David F. Boyle, Village Clerk

I hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the Council of the Village of Dexter, County of Washtenaw, State of Michigan, at a regular meeting held on the 24<sup>th</sup> day of October 2005, with a duly noticed public hearing held on October 24<sup>th</sup>, 2005 prior to adoption.

\_\_\_\_\_  
David F. Boyle, Village Clerk

## Wireless Washtenaw Bulletin

10.24.05  
H-1

### I. Legislative Update

- a. Senate Bill 754 went to the Senate Floor.
- b. House Bill 5237 is currently being discussed. This bill contains language that would limit the governance of the providers. The legislators will likely vote on the bill around October 19. The bill can be found at <http://www.legislature.mi.gov/documents/2005-2006/billintroduced/house/pdf/2005-HIB-5237.pdf>.
- c. The United States House Energy and Commerce Committee released draft legislation designed to regulate broadband Internet transmission services. The intent of the legislation is to boost the national economy by accelerating the deployment of new broadband technologies. As currently worded, the legislation would be favorable to municipalities by allowing them to provide broadband Internet transmission services. The bill is available at [http://www.baller.com/pdfs/Draft\\_Barton-Dingell.pdf](http://www.baller.com/pdfs/Draft_Barton-Dingell.pdf).
- d. The project team is in communication with the legislators via letters and meetings to help them understand the Wireless Washtenaw initiative and the language in the bills that would hinder the project.

### II. Governance Structure

The project team has been investigating options for governance such as an Authority, Not-for-Profit or Advisory Board. We have been meeting with Senators and Representatives to ensure the success of our project in regards to Governing entities. However, there could be parameters around governing options limited by legislation.

### III. Master Participation Agreement

The Master Participation Agreement (MPA) and its appropriate Schedules are being finalized for flexibility based on current legislation.

### IV. Market Research

The team has completed its market research. In all, the Wireless Washtenaw survey received 1087 responses. This number includes responses from the mailing, the online survey, and the surveys distributed during community events. Results indicate that:

- a. 96% indicated a willingness to use a wireless connection.
  - i. 50% do not possess any wireless hardware for their computer(s).

- ii. Residents strongly preferred that the free service be limited to time blocks (e.g. 20 hours per month); free service limited to dial-up speed was one of the least preferred options.
  - iii. 76% expressed a willingness to pay for upgrades, with \$20 per month being seen as the most reasonable price.
- b. Detailed survey results are available on the Wireless Washtenaw website.
- c. Eastern Michigan University simultaneously conducted a survey on their student homepage. When asked if they would pay a reasonable price for a wireless network, 643 out of 2580 students (about 25%) indicated that they would pay for some type of premium service. 1696 students (about 66%) indicated that they would use only the free network. The remaining students indicated that they would not use a wireless network.

V. **Advisory Board Meeting**

The Wireless Washtenaw Advisory Board met on October 3<sup>rd</sup>, 2005. The Steering Committee updated the Board on the project's progress and made a series of recommendations based on information gathered by the subcommittees. The big recommendation was to extend the RFP due to changes in the technological landscape and the high degree of activity surrounding municipal network deployment.

VI. **Muniwireless Update**

- a. David Behen presented about Wireless Washtenaw at the MuniWireless Conference. The project was very well received and supported. The attendance at the conference was phenomenal indicating the explosion of Wireless projects throughout the nation.
- b. We learnt at the conference that since the landscape has evolved we should open the project to vendors other than the 18 who responded to the RFI

**Treasurer/Finance Director's Report to Council  
Fiscal Year 2005/2006  
Second Quarter**

I am pleased to present you with the Treasurer/Finance Director's Report to Council for the second quarter of Fiscal Year 2005/2006.

In this report I will give Council a more detailed view of this department's activities, as well as an overview of the Village's financial outlook. As always, if you have any questions, please call me. I would be happy to sit down with you.

**Department Activities**

**Fiscal Year 2004/2005 Audit**

As you know, the audit is complete. I prepared and submitted the SF-65 (revenue and expenditure reports) and Qualifying Statement (for bonding) to the Michigan Department of Treasury prior to the August 31<sup>st</sup> deadline. In addition, the Act 51 Long Form was submitted to the Michigan Department of Transportation, completing the reporting requirements for FY 04/05.

Treasury has awarded us a qualified status, so that we will be able to bond without the extra financial and administrative burdens placed on non-qualifying communities. A copy of the Qualifying letter is attached to this report.

**2005 Tax Season**

The 2005 Tax season started on July 1<sup>st</sup>, and a majority of levy has been received. As of October 14, 2005, I have collected \$2,532,222, which is 92% of the total taxes levied. \$154,777 has been distributed to the Downtown Development Authority, which represents their 2005 tax capture in its entirety. The LDFA declined its capture of \$418,940 this year, which I will discuss further below.

**NE Sewer Special Assessment Account Reconciliation**

In August, the Village received a substantial prepayment on the NE Sewer Special Assessment from Norfolk Development. I deposited these excess funds into two certificate of deposits, which you will see reflected in the Cash Balances Report. Upon the request of the Village Manager, I also prepared a reconciliation of the NE Sewer Debt Retirement account. This involved researching information and reviewing documents from 1999 forward and the



preparation of an extensive report. After discussions with our bond counsel, we requested that finance analyst Kari Blanchett (who has been involved in this project since its inception) review this reconciliation and make recommendations about the advisability of calling the bonds early and what remaining liability the Village will have if we pursue this option. Once we have all the options and information available to us, we will be presenting this report to Council.

### **Financial Analyst**

Based upon the Council workshop on October 10<sup>th</sup>, the Village Manager and I have prepared a short list of possible financial analysts to provide us with assistance in bonding in the coming years. Paul Stauder of Stauder Barch & Associates has worked with the Village in the past. Kari Blanchett, formerly of Stauder Barch and now with Public Financial Management Inc., was the Village's financial analyst for the NE Sewer and Rural Development Sewer and Water bonding projects. Tom Traciak of ACI Finance Inc. is the third person on our short list, and I worked with him at my former place of employment. The next step in this process is to prepare a Request for Qualifications and interview the firms on our short list. We will then prepare a recommendation to Council on which firm we would like to designate as our financial analyst for future projects and why we would prefer to work with that firm.

### **Fiscal Year 2005/2006 Budget**

I have almost completed the text version of our FY 2005/2006 budget, which I intend on submitting to the GFOA for certification. While completing this project, I discovered an oversight in the budget. We have two special revenue funds that require a budget, but were unintentionally omitted from the spreadsheet version of the budget adopted by Council back in February. They are the Streetscape Debt Service Fund and the Equipment Replacement Fund. This has been placed on the Agenda as an action item. If accepted, they will be included in the text document.

### **Local Development Finance Authority**

I spoke with Paul Bishop regarding the dissolution of the LDFA and the status of the 2005 tax capture. He informed me that his attorney, Don Keim of Miller Canfield, is working with the State to finalize the dissolution process. They have received their final audit from the State, and since they are no longer capturing taxes, they will not require another State audit. They have a couple of payments left to make, and then they will be finished. Based on this conversation, I am comfortable with not making a tax capture payment to the LDFA at this time.

## **Developer Escrows and Cash Balances**

Information on developer escrows and the cash balances reports requested by Council at previous meetings are attached to the end of this quarterly report.

## **Education and Committee Memberships**

- **MMFOA Legislative Committee:** There has been a flurry of legislation that can affect municipalities, including in the area of telecommunications and public investments (PA 20). Also, we have received a copy of the Citizens Research Council Report that was discussed at a meeting earlier this year. It can be accessed at <http://www.crcmich.org/PUBLICAT/2000s/2005/catalog.html>. Our next meeting is scheduled for either December 2<sup>nd</sup> or December 9<sup>th</sup>.
- **MML Legislative Committee:** This committee looks at and makes recommendations to the MML on what legislation to support. Our next meeting is scheduled for September 4<sup>th</sup>, and I do not yet have an agenda.

## Fiscal Year 2004/2005 Second Quarter Revenues and Expenditures

The Revenue/Expenditure Report is used to track how our revenue and expenditures compare to our budget. A general rule of thumb is that each quarter represents 25% of the budget, although certain departments may spend all of their budget at one time. I will give you an overview of the different funds, and then I will detail areas of concern.

The following is a summary of the revenues and expenditures for the quarter:

<b>Fund 101 - General Fund</b>			
		<b>QTD Actual</b>	<b>% of Budget</b>
Revenue		\$ 855,452.37	33.0%
Expenditures		\$ 1,007,906.86	38.9%
Village Council		\$ 24,904.40	52.1%
Village Manager		\$ 112,610.79	41.8%
Finance Department		\$ 5,277.66	22.9%
Attorney		\$ 12,980.05	18.5%
Village Clerk		\$ 852.73	10.2%
Village Treasurer		\$ 42,177.62	47.5%
Buildings & Grounds		\$ 44,946.21	31.4%
Village Tree Program		\$ 27,596.44	45.8%
Law Enforcement		\$ 188,622.04	57.6%
Fire Department		\$ 93,357.40	28.4%
Planning Department		\$ 44,917.93	36.0%
Zoning Board of Appeals		\$ 180.00	11.3%
Dept of Public Works		\$ 98,137.51	50.0%
Downtown Public Works		\$ 34,502.96	48.1%
Storm Water		\$ 1,448.19	36.2%
Engineering		\$ 8,014.00	40.1%
Municipal Street Lights		\$ 16,193.16	23.6%
Solid Waste		\$ 192,289.86	45.7%
Parks & Recreation		\$ 16,206.78	31.7%
Insurance & Bonds		\$ 31,087.13	40.4%
Contingencies		\$ 7,189.00	35.9%
Capital Improvements		\$ -	0.0%
Transfers Out		\$ 4,415.00	24.2%

Fund 101 is in good shape at this time. Revenues are less than benchmark because a majority of our tax revenue is received in September, and will be reflected in the Third Quarter Report.

All expense departments are near benchmark for this time of year, with a few exceptions. I will be keeping an eye on the Law Enforcement department, which is currently higher than benchmark mainly due to the crossing guard payment made in the first quarter.

Fund 202 - Major Streets Fund				
			<b>QTD Actual</b>	<b>% of Budget</b>
Revenue			\$ 64,720.08	20.9%
Expenditures			\$ 49,558.34	16.0%
Administration			\$ 9.14	9.1%
Contracted Road Construction			\$ 527.08	0.6%
Routine Maintenance			\$ 36,951.69	39.6%
Traffic Services			\$ 3,614.65	7.5%
Winter Maintenance			\$ 8,455.78	12.6%
Fund 203 - Local Streets Fund				
			<b>QTD Actual</b>	<b>% of Budget</b>
Revenue			\$ 31,047.37	6.0%
Expenditures			\$ 73,975.63	15.0%
Administration			\$ 6.84	27.4%
Contracted Road Construction			\$ 36,925.50	11.7%
Routine Maintenance			\$ 29,431.83	36.5%
Traffic Services			\$ 2,010.48	8.0%
Winter Maintenance			\$ 6,600.98	9.0%
Fund 204 - Municipal Streets Fund				
			<b>QTD Actual</b>	<b>% of Budget</b>
Revenue			\$ 136,372.23	29.0%
Expenditures			\$ 133.35	0.0%
Administration			\$ 133.35	0.6%
Transfers Out			\$ -	0.0%

The Streets funds have lower than benchmark revenue for two reasons. First, a majority of tax payments are received in September and will be reflected in the Third Quarter Report (Fund 204) and; second, no operating transfers from Fund 204 into either Fund 202 or Fund 203 have been necessary.

<b>Fund 590 - Sewer Fund</b>				
			<b>QTD Actual</b>	<b>% of Budget</b>
Revenue			\$ 1,148,733.24	83.4%
Expenditures			\$ 411,944.01	28.4%
	Administration		\$ 947.37	1.5%
	Sewer Utilities		\$ 297,256.47	42.7%
	Long-Term Debt		\$ 113,740.17	21.3%
	Contingencies		\$ -	0.0%
	Capital Improvements		\$ -	0.0%
<b>Fund 591 - Water Fund</b>				
			<b>QTD Actual</b>	<b>% of Budget</b>
Revenue			\$ 610,473.64	65.5%
Expenditures			\$ 206,433.06	21.9%
	Administration		\$ 8.50	0.2%
	Water Utilities		\$ 145,854.56	29.9%
	Long-Term Debt		\$ 60,570.00	20.3%
	Contingencies		\$ -	0.0%
	Capital Improvements		\$ -	0.0%

The Sewer Fund received a prepayment for the NE Sanitary Sewer Special Assessment from Norfolk, which accounts for much of the 83% of revenue in this fund. In addition, tap fees are currently at 69.6% of budget. Total operating revenue (not including debt-related revenue and tap fees) currently sits at 56% of budget. Sewer expenses are well within benchmark.

In the Water Fund, revenues are higher than benchmark due to tap fees and debt-related revenue. The total operating revenue is currently 57% of budget. Water expenses are well within benchmark.

**Miscellaneous Funds**

There were no unusual occurrences in any of the miscellaneous funds in this quarter.



STATE OF MICHIGAN  
DEPARTMENT OF TREASURY  
LANSING

JENNIFER M. GRANHOLM  
GOVERNOR

JAY B. RISING  
STATE TREASURER

August 30, 2005

**APPROVAL**

Municipality Code 813020  
Fiscal Year Ended 02/2005

Dear Chief Administrative Officer:

Thank you for submitting a qualifying statement for the Village of DEXTER to the Michigan Department of Treasury dated 8/29/2005. Based upon the information provided in the qualifying statement, we have determined that the Village of DEXTER is in material compliance with the criteria identified in section 303(3) of Public Act 34 of 2001.

The Village of DEXTER is now authorized to issue municipal securities under this act without further approval from the Department. This authorization will remain in effect for 6 months plus 30 business days after the end of your next fiscal year, or when the Department has made a new determination, whichever occurs first.

Within 15 days after the issuance of a municipal security, you will need to file with the Department the enclosed Security Report and the documents required in Public Act 34 of 2001, section 141 2319. Please mail them to the Local Audit and Finance Division at P.O. Box 30728, Lansing, Michigan 48909-8228.

If you have any questions, contact the Division at (517) 373-0660.

Sincerely,

Jay B. Rising  
State Treasurer

Enclosures

## FY 05/06 2nd Quarter Development Deposits

Project Name	Starting Balance	Refunds or Planning/Engineering Charges	Village Invoices or Developer Deposits	Ending Balance
Dexter Commerce Phase 3	\$ 1,552.63	\$ 619.00	\$ 888.25	\$ 1,821.88
Dexter Crossings Phase 4	\$ 167.99	\$ 6,528.25	\$ 11,965.75	\$ 5,605.49
Eaton Court Condos PUD	\$ -	\$ 612.50	\$ 688.50	\$ 76.00
Dexter Crossings Condos	\$ 269.75	\$ 373.00	\$ 103.25	\$ -
Huron Farms Phases 9/10	\$ 915.50	\$ 1,509.00	\$ 593.50	\$ -
Robert Leighton & Assoc	\$ 19.50	\$ 261.75	\$ 242.25	\$ -
Boulder Park Phase II	\$ 2,587.48	\$ 4,355.00	\$ 5,143.77	\$ 3,376.25
Monument Park Building	\$ 2,097.15	\$ 3,124.50	\$ 9,030.00	\$ 8,002.65
Dexter Plaza	\$ 4,231.50	\$ 6,313.75	\$ 8,036.50	\$ 5,954.25
Fireside Homes	\$ 1,901.00	\$ 3,259.25	\$ 1,700.25	\$ 342.00
Gill Commercial Building	\$ 2,224.25	\$ 3,683.25	\$ 1,459.00	\$ -



# Village of Dexter Cash Accounts

General Ledger Name	Bank & Account Name	Purpose	Balance 08/31/05	Status of Cash
<b>General Fund</b>				
Cash	TCF Pooled	General operating	\$ 417,029.21	Unrestricted
Building Reserve Account	TCF Pooled	Reserved for future building project	\$ 27,399.07	Restricted
Petty Cash	Office	Small cash purchases	\$ 125.00	Unrestricted
Park Endowment Fund	Nat City Parks & Recreation	General parks use	\$ 22,231.95	Restricted
Park Endowment - Trees	Nat City Parks & Recreation	Reserved for tree related activities	\$ 20,379.71	Restricted
Park Endowment - Wellfield	Nat City Parks & Recreation	Reserved for Wellfield Park	\$ 10,934.45	Restricted
Property Tax Savings	TCF Property Tax Savings	Clearing account for undistributed tax collections	\$ 635,064.03	Restricted*
Property Tax Checking	TCF Property Tax Checking	Used to distribute taxes and make refunds	\$ 39,831.52	Unrestricted
<b>Subtotal Unrestricted</b>			\$ 456,985.73	
<b>Subtotal Restricted</b>			\$ 716,009.21	
<b>Total General Fund</b>			<u>\$ 1,172,994.94</u>	

\*Restricted until taxes are distributed between the funds and the DDA

<b>Major Streets Fund</b>				
Cash	TCF Pooled	General operating for major streets activities	\$ 10,751.40	Unrestricted
Cash - Savings	TCF Major & Local Streets	General operating for major streets activities	\$ 97,333.74	Unrestricted*
Ann Arbor Street (Pooled)	TCF Pooled	Reserved for Ann Arbor Street improvements	\$ 63,130.49	Restricted
<b>Subtotal Unrestricted</b>			\$ 108,085.14	
<b>Subtotal Restricted</b>			\$ 63,130.49	
<b>Total Major Streets Fund</b>			<u>\$ 171,215.63</u>	

\*These funds come from the State in the form of Act 51 payments. I move money to the cash (pooled) account as needed. If we need more than what is available in this account, I will transfer funds from the Municipal Streets accounts, which is part of the budget.

# Village of Dexter Cash Accounts

General Ledger Name	Bank & Account Name	Purpose	Balance 08/31/05	Status of Cash
<b>Local Streets Fund</b>				
Cash	TCF Pooled	General operating for major streets activities	\$ (2,593.84)	Unrestricted
Cash - Savings	TCF Major & Local Streets	General operating for major streets activities	\$ 16,810.00	Unrestricted*
ROW Account (Pooled)	TCF Pooled	Reserved for ROW activities	\$ 24,536.62	Restricted
<b>Subtotal Unrestricted</b>			\$ 14,216.16	
<b>Subtotal Restricted</b>			\$ 24,536.62	
<b>Total Local Streets Fund</b>			\$ 38,752.78	

\*These funds come from the State in the form of Act 51 payments. I move money to the cash (pooled) account as needed. If we need more than what is available in this account, I will transfer funds from the Municipal Streets accounts, which is part of the budget.

## Municipal Streets Fund

Cash	TCF Pooled	Available for transfer to Major & Local Streets	\$ 824,257.34	Unrestricted
<b>Subtotal Unrestricted</b>			\$ 824,257.34	
<b>Subtotal Restricted</b>			\$ -	
<b>Total Municipal Streets Fund</b>			\$ 824,257.34	

## Streetscape Debt Service Fund

Cash	TCF Pooled	Tax collections for GO Bond payments	\$ 56,137.22	Restricted
Streetscape Debt Retire	Nat City Streetscape	Special Assessments for bond payments	\$ 143,472.17	Restricted
<b>Subtotal Unrestricted</b>			\$ -	
<b>Subtotal Restricted</b>			\$ 199,609.39	
<b>Total Streetscape Debt Service Fund</b>			\$ 199,609.39	

**Village of Dexter  
Cash Accounts**

General Ledger Name	Bank & Account Name	Purpose	Balance 08/31/05	Status of Cash
<b>Equipment Replacement Fund</b>				
Cash	TCF Pooled	Reserved for major DPW equipment purchases	\$ 141,488.39	Restricted
<b>Subtotal Restricted</b>			<u>\$ 141,488.39</u>	
<b>Total Equipment Replacement Fund</b>			<u>\$ 141,488.39</u>	
<b>Sewer Enterprise Fund</b>				
Cash	TCF Pooled	Sewer operating	\$ 58,267.11	Unrestricted
Cash - Savings	Nat City Sewer & Water MIF	Ann Arbor Street Special Assessment	\$ 22,981.17	Restricted
Sewer Debt Surcharge	TCF Pooled	Reserved for outstanding sewer debt payments	\$ 38,836.93	Restricted
RD Sewer Debt Retirement	Nat City RD Sewer Debt	Reserved for RD Sewer bond payments	\$ 235,988.06	Restricted
RD Sewer Bond Reserve	Nat City RD Sewer Bond	Reserved for RD Sewer final year bond payment	\$ 173,886.79	Restricted
RD Sewer Repair & Improve	Nat City RD Sewer R&I	Reserved for infrastructure & equipment replacement	\$ 259,620.44	Restricted
NE Sewer Debt Retirement	Nat City NE Sewer Debt	Reserved for NE Sewer debt retirement	\$ 236,292.84	Restricted
NE Sewer Debt CD	Chelsea State Bank	Reserved for NE Sewer debt retirement	\$ 180,000.00	Restricted
NE Sewer Debt CD	United Bank & Trust	Reserved for NE Sewer debt retirement	\$ 120,000.00	Restricted
Sewer Tap Fees Account	TCF Sewer & Water	Tap fees to be redistributed at end of year	\$ 195,244.23	Unrestricted
<b>Subtotal Unrestricted</b>			<u>\$ 253,511.34</u>	
<b>Subtotal Restricted</b>			<u>\$ 1,267,606.23</u>	
<b>Total Sewer Enterprise Fund</b>			<u>\$ 1,521,117.57</u>	

# Village of Dexter Cash Accounts

General Ledger Name	Bank & Account Name	Purpose	Balance 08/31/05	Status of Cash
<b>Water Enterprise Fund</b>				
Cash	TCF Pooled	Water operating	\$ 55,881.40	Unrestricted
Cash - Savings	Nat City Sewer & Water MIF	Ann Arbor Street Special Assessment	\$ 12,374.47	Restricted
RD Water Debt Retirement	Nat City RD Water Debt	Reserved for RD Water bond payments	\$ 447,296.43	Restricted
RD Water Bond Reserve	Nat City RD Water Bond	Reserved for RD Water final year bond payment	\$ 173,770.44	Restricted
RD Water Repair & Improve	Nat City RD Water R&I	Reserved for infrastructure & equipment replacement	\$ 32,175.12	Restricted
Water Tap Fees Account	TCF Water & Water	Tap fees to be redistributed at end of year	\$ 131,312.81	Unrestricted
<b>Subtotal Unrestricted</b>			\$ 187,194.21	
<b>Subtotal Restricted</b>			\$ 665,616.46	
<b>Total Water Enterprise Fund</b>			\$ 852,810.67	
<b>Trust &amp; Agency Fund</b>				
Performance Guarantees	TCF Performance Guarantees	Escrows for development bonds such as tree bonds	\$ 88,527.66	Restricted
Site Plan Review	TCF Pooled	Escrows for payment of development related fees	\$ 4,342.75	Restricted
Tree Escrow	TCF Pooled	Escrows for Tree Replacement	\$ 20,037.00	Restricted
<b>Subtotal Unrestricted</b>			\$ -	
<b>Subtotal Restricted</b>			\$ 112,907.41	
<b>Total Trust &amp; Agency Fund</b>			\$ 112,907.41	
<b>Payroll Fund</b>				
Cash	TCF Payroll	Funds reserved for payment of accrued benefits	\$ 84,673.82	Restricted
<b>Subtotal Unrestricted</b>			\$ -	
<b>Subtotal Restricted</b>			\$ 84,673.82	
<b>Total Trust &amp; Agency Fund</b>			\$ 84,673.82	

# Village of Dexter Cash Accounts

General Ledger Name	Bank & Account Name	Purpose	Balance 08/31/05	Status of Cash
<b>Economic Development Trust &amp; Agency Fund</b>				
Cash - Savings	TCF Economic Development	CDBG Funds	\$ 57,241.58	Restricted
Cash - Investments	Nat City EDC	CDBG Funds	\$ 1,975.00	Restricted*
<b>Subtotal Unrestricted</b>			\$ -	
<b>Subtotal Restricted</b>			\$ 59,216.58	
<b>Total Economic Development Trust &amp; Agency Fund</b>			<u>\$ 59,216.58</u>	

\* According to old notes, these funds were for a specific (but unknown) project that never happened, and cannot be combined with the main funds. I need to research (if possible) where they came from, and if I cannot find a source (which is probable) petition the State to let me combine the funds.

AGENDA 10.24.05

## VILLAGE OF DEXTER – Community Development Office

8140 Main Street, Dexter, Michigan 48130-1092 Phone (734) 426-8303 ext. 15 Fax (734) 426-5614

I-2

### Memorandum

To: Village Council  
Donna Dettling  
From: Allison Bishop  
Re: REPORT  
Date: October 24, 2005

**Village Council Ordinance Amendment (Open Basements)** – At the October 10 meeting it was requested that I look into a way to limit/prohibit open basements for extended periods. Included is a draft of an amendment to Section 18-31 of the General Code Nuisance Ordinance. Based on research it has been determined that most communities consider an open basement or an excavated area a nuisance. At this time the Village Attorney is reviewing the ordinance. The Village Council may want to consider setting a public hearing or a first reading of the ordinance.

**Dexter Plaza corner plaza** – After several reviews with PEA, OHM and the WCRC the included is the final approved corner plaza for Dexter Plaza.

**ZBA** – The ZBA held a meeting on October 18, 2005. The Notice of Decision is included for your review.

**Ordinance Amendments** – The zoning ordinance amendments approved by the Village Council on October 10<sup>th</sup> have been published and will be effective on November 9, 2005. Please add the amendments to your zoning ordinance.

**Tree Board** – The tree board held their second meeting on October 18, 2005. The board is moving quickly towards developing long term and short-term goals for the Tree Master Plan/Management Plan. John Coy will be at the meeting to provide an additional update, however the goal of the board is to have a plan in place by spring and do their first planting in the spring. Included are the preliminary/draft goals being reviewed by the board, the minutes from the first meeting and the DRAFT bylaws.

**Parks Commission** – 1) The Parks Commission moved to approve the path restoration (topsoil and seed around the path edges). Todd's Services was the only company to bid on the project, therefore additional quotes for comparison have been requested from additional local contractors, Country Lane and Milligan's. 2) Thom Phillips, Hobbs and Black, continues to develop bid documents for the pavilion. 3) The Commission recently started reviewing the master plan goals and the CIP.

**Pond 2 Update** - 1) Bids for 304 Cambridge catch basin were sent out, the work should be completed next week. 2) Outlet structures – the revised outlet structure information should be to OHM by Thursday (10/20), OHM will have the information reviewed by Monday. The materials will be delivered 2 weeks after they are ordered and then the outlet structures will be modified. 3) The tree stumps are gone and the curb at Lexington is fixed. 4) Grading in pond 2 is complete, MCI has field verified the grades, OHM should receive the drawings by Friday (10/20) and should be able to review/approve them within a day. Irrigation and Landscaping should start on Monday or Tuesday and be completed by the end of the week if the grades are correct.

## Sec. 18-31. Definition of public nuisance.

For the purposes of this article, a public nuisance is any activity upon, condition of or use of property that:

- (1) Constitutes a public nuisance at common law;
- (2) Endangers the health or safety of the inhabitants; or
- (3) Satisfies any one of the following:
  - a. Accumulation of junk or rubbish, including unlicensed or inoperable motor vehicles, household and other equipment in disrepair and inoperable, boats and trailers, except in a completely enclosed building, for a period of longer than sixty (60) days.
  - b. Growth of lawn, noxious weeds, or other harmful plants over eight inches in height.
  - c. Existence of dead animals, excessive amounts of manure or other unhealthful animal or vegetable substances.
  - d. Existence of any structure which, because of fire, wind or other natural disaster or physical deterioration, is no longer habitable as a dwelling nor useful for any commercial purpose.
  - e. Existence of any vacant dwelling, garage, or other outbuilding, which is not kept adequately secured against unlawful entry by any person.
  - f. Storage of building materials of any kind, unless there is in force a valid building permit for construction upon the property and the materials are intended for use in connection with such construction or unless the materials are stored in a completely enclosed building.
  - g. The pollution of any stream, well or body of water by sewage, industrial wastes, or other harmful substances.
  - h. The storage of harmful or polluting substances upon the land except in secure and properly labeled containers.
  - i. Emission of smoke, noxious fumes, gas, or other substances into the air in harmful quantities.
  - j. The keeping of animals upon premises where such keeping is harmful or offensive to village residents.
  - k. Offering for sale unsanitary or harmful food products.
  - l. Maintenance of gambling devices or games upon the premises.
  - m. Using the premises for the purposes of prostitution.
  - n. Property and structures that are not properly maintained, including, but not limited to:
    1. Peeling, flaking, and chipped paint on structures.
    2. Windows and doors in poor repair and not operable (frames must be weather tight and able to prevent wind, rain or other elements from entering the structure).
    3. Accessory structures, garages, fences, decks, and walls not maintained with the same priority as the primary structure.
    4. Abandoned excavations and/or open basements remaining unfilled or uncovered for a period of 90 days or longer, and which is so situated

to endanger the safety of the public. Upon notification of the nuisance the property owner or occupant shall repair or rehabilitate the dangerous or hazardous condition and any excavation shall be filled to grade level.

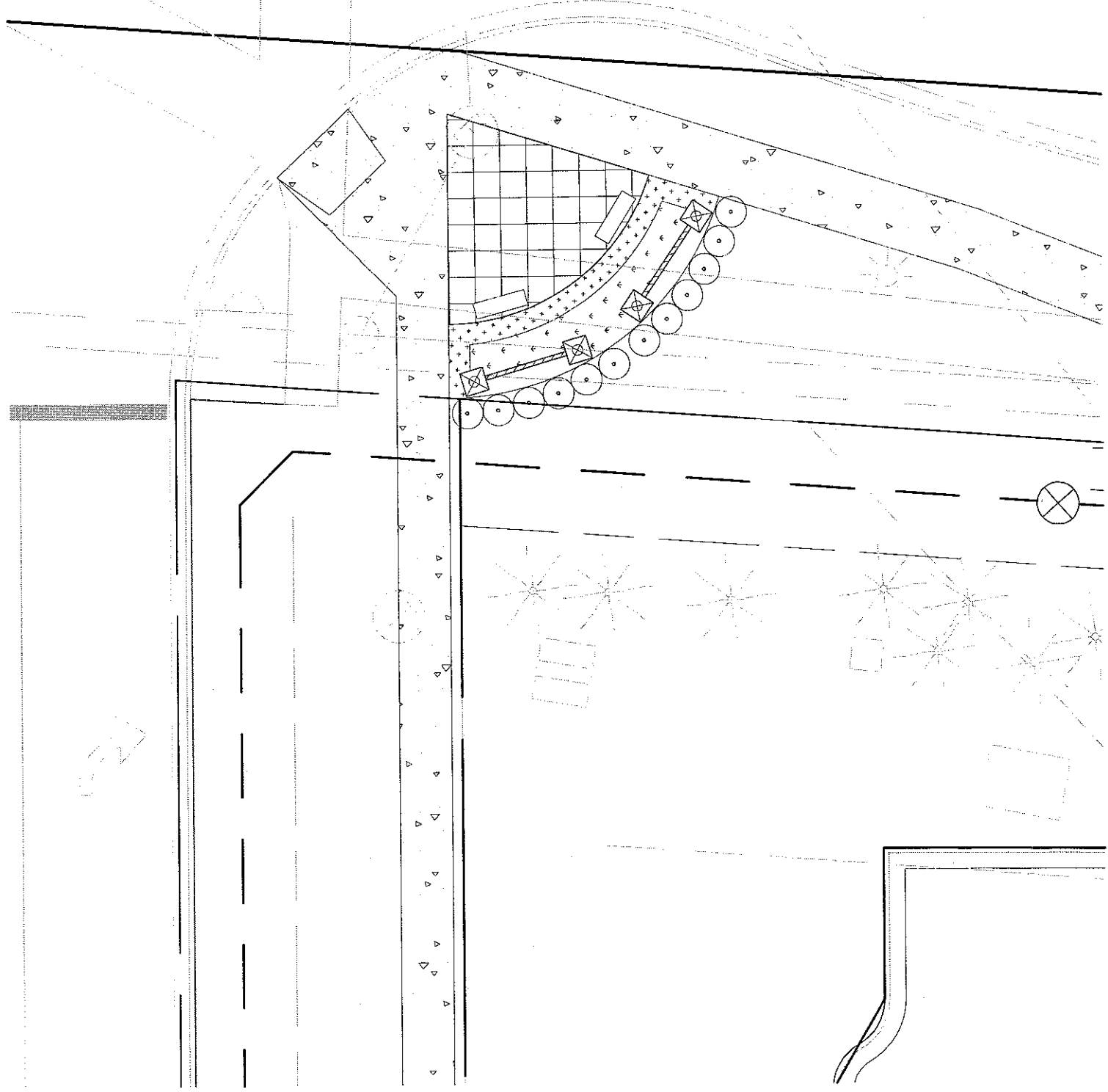
5. Partially completed buildings that are not presently being constructed under an existing, valid building permit issued by the Village of Dexter and/or the Washtenaw County Building Department.
6. All dangerous, unguarded excavations or machinery in any public place, or so situated, left or operated on private property as to attract the public.

(Ord. eff. 5-25-1981, § 3; Ord. eff. 7-3-2002(2), § 3)

**Cross references:** Definitions generally, § 1-2.



FINAL  
REVISED  
DATE  
BY



# **VILLAGE OF DEXTER - ZONING BOARD OF APPEALS**

8140 Main Street, Dexter, Michigan 48130-1092 Phone (734)426-8303 ext. 15 Fax (734)426-5614

## **NOTICE OF DECISION**

**TO:** Village Council  
Planning Commission

**CC:** John and Irene Esposito, 3656 South Downs Dr., Dexter, MI 48130  
Donna Dettling, Village Manager

**FROM:** Allison Bishop, Community Development Manager

**DATE:** Tuesday, October 18, 2005

**RE:** ZBA Decision (Case #2005-10) Dexter Plaza  
Tax ID's HD-08-08-260-129

In compliance with the Zoning Board of Appeals Rules of Procedure and Policy, Article III, notice of the following ZBA decisions is given to Village Council and Planning Commission:

### **Variance Request (ZBA Case #2005-10)**

On October 17, 2005, the ZBA reviewed a variance request, submitted by John and Irene Esposito, 3656 South Downs Drive, to waive the Section 20.01 of the Village of Dexter Zoning Ordinance:

Section 20.01 Schedule of Regulations for the R1B Zoning District requires a maximum 30% lot coverage. The applicant proposed to build a 401 square foot deck, which exceeds the 30% lot coverage by 4%.

### **ZBA Decision**

On October 17, 2005, the Village of Dexter Board of Zoning Appeals moved the following:

Based on the information provided by the applicant at the October 17, 2005 Zoning Board of Appeals meeting the board determines that the request to waive the requirements of Section 20.01, Schedule of Regulations for Lot Coverage, submitted by John and Irene Esposito to permit the applicant to construct a deck up to 401 square foot deck with a lot coverage not to exceed 34% be **GRANTED**, for the property located at 3656 South Downs Drive because the proposed variance **MEETS** the conditions required for the granting of a variance.

The determination was made with consideration of following per Section 24.05 of the Village of Dexter Zoning Ordinance:

**#2 Substantial Justice: Granting of a requested variance or appeal would do substantial justice to the applicant as well as to other property owners in the district; or, as an alternative, granting of lesser variance than requested would give substantial relief to the owner of the property involved and be more consistent with justice to other property owners.** The applicant has stated that a larger deck is needed to accommodate a wheelchair and that the yard is not level enough to be maneuvered by a wheelchair, therefore a larger deck has been requested.

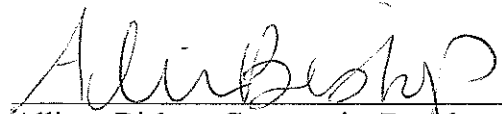
**#4 Extraordinary Circumstances: There are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of**

**the property that do not apply generally to other properties of other similar uses in the same zoning district. The conditions resulting in a variance request cannot be self-created. The applicant's request is extraordinary; the property owner has multiple sclerosis.**

Please feel free to contact me with any questions regarding the variance request or decision.

Thank you.

Respectfully submitted,



A handwritten signature in cursive script, reading "Allison Bishop". The signature is written in dark ink and is positioned above a horizontal line.

Allison Bishop, Community Development Manager

**Donna Dettling**

**From:** John Coy [jcoy@aiserv.net]  
**Sent:** Wednesday, October 19, 2005 7:42 AM  
**To:** ddettling@villageofdexter.org  
**Subject:** monday's Meeting

AGENDA 10.24.05  
ITEM I-3

Donna,

I know that I mentioned that I might not be able to be there until later, but we moved the soccer practice to a different day, so I can be there for reports.

I am prepared to report on the progress of the tree board, and to answer any questions regarding the street tree planting program and the tree endowment fund. Please see Alison for tree board information to include in the packet (minutes, bylaws, draft masterplan/objectives, etc.)

See you on Monday!

John

10/19/2005



PRELIMINARY  
DRAFT -  
progress copy.

Sandy to email electronically

## TREE BOARD

## Village of Dexter

(List below is derived from notes prepared by A. Bishop on start-up meeting of Tree Board,  
27 September 2005)

Identify Goals/Objectives

### **Value to the Community**

To sustain a healthy, safe, appealing tree population on public streets and in parks in the Village of Dexter (1)

Trees are an asset to the character of the Village (2)

The variety of tree within the Village contribute to the character and ambience of our community, as well as help improve the environment by providing habitat, shade, improved air quality and assist in natural management of storm water (3)

Plantings that are added through the tree planting program should be balanced throughout the community in different corridors and different neighborhoods, old and new (26)

Have all the streets within the Village of Dexter tree lined (22)

Increase the number of trees planted on public lands and along the streets (18)

### **Networking**

Develop working partnerships with local and regional organizations to improve the effectiveness and efficiency of community tree care and maintenance (17)

Adopt the "Right Tree, Right Location" (12)

Identify potential partners for community forestry programming, i.e. Rotary, etc. (9\*)

### **Education**

Develop a tree education program (7)

Apply for Tree City USA (13\*)

Participate in Arbor Day celebrations (12\*)

Advertise Community Forestry milestones (15\*)

tree info - literature @ library / mail out.

technical  
stds.

### **Village Government**

Continue to provide guidance and recommendations to the Village Council on care and maintenance of trees in the community (15)

### **Staff**

Provide training for in-house personnel on all phases of tree care (21)

Develop Spacing and Proportion principles (27)

Develop Planting Basics (28)

Develop Tree Maintenance Basics (29)

Develop guidelines for planting near utility lines (30)

### **Public**

Utilize the Village's website and newsletters to educate residents on the importance of trees along streets and on public sites (8)

Inform the public about the Tree Preservation, Enhancement and Replacement Program (10\*)

Encourage community involvement to foster a sense of ownership in the tree program; disseminate information on tree care, maintenance and pruning to the community (10)

Provide Tree Planting Basics (28)

Provide Tree Maintenance Basics (29)

Participate in Arbor Day observances (12)

### **Standards, tree selection**

Promote a variety of tree species on streets and in parks to minimize potential impacts of disease, insects, etc. (4)

Encourage diversity in plantings; encourage no more than 25% of one genus and no more

notebooks in library w/ recommendations

- location map for people to find examples of trees.

than 10% of any species (5)  
Improve species diversity (8\*)  
Native species should be planted in implementing the tree program (16\*)  
Review / recommend changes to the Landscaping Section of the Zoning Ordinance (14\*)

#### **Administering the tree plan**

Update, maintain and improve on the Village's tree inventory (6)  
Continue to improve the tree inventory using state of the art technology and mapping (19)  
Develop a five year action plan (25)  
Develop a long term community tree replacement initiative; utilize the existing tree endowment to ensure that the program lasts into perpetuity (9)  
Develop a set of criteria to determine priority removals and replacements (23)  
Prepare a management schedule (24)  
Develop a comprehensive set of specifications for contracted services (20)

#### **Financial**

Continue the cost share program to extend the life of the tree program (11)  
Continue to apply for grants and investigate research funding availability (13)  
Increase the budget for tree maintenance (16)

#### **Management, Inventory**

Continue to improve the tree inventory using state of the art technology and mapping (19)  
Update, maintain and improve on the Village's tree inventory (6)  
Develop a set of criteria to establish priorities for removals and replacements (23)  
Identify and plant trees in locations that are devoid of trees (1\*)

#### **Replacement**

Develop a list of preferred species (11\*)

#### **Management, Maintenance**

Remove hazardous trees from the public rights-of-way (2\*)  
Trim trees to clear signals and signs, street lights and pedestrian and vehicular traffic and buildings (3\*)  
Perform systematic trimming of trees with hazardous defects (4\*)  
Establish a schedule for assessment and maintenance of all trees along the public rights-of way (6\*)  
Monitor trees on an annual basis for structural, disease or other problems (7\*)

S.Hansen  
10/17/05

**VILLAGE OF DEXTER  
TREE BOARD  
BYLAWS**

As adopted on \_\_\_\_\_

**ARTICLE I**

**NAME**

The name of this Board shall be the Dexter Tree Board.

**ARTICLE II**

**OBJECTIVES**

The objectives, purposes, powers, and duties of the Board shall be those set forth by the Village Council of the Village of Dexter in accordance with Ordinance #2005-15.

**ARTICLE III**

**FUNCTION AND DUTIES**

It shall be the responsibility, function and duty of the TREE BOARD to study, investigate, counsel, and develop a written plan for the care, preservation, trimming, planting, replanting, removal, or disposition of trees and shrubs in public areas, including parks, public rights-of-way and all other public property. The board shall follow and recommend tree practices based on professional arbor culture and urban forestry organizations, as well as the Michigan Department of Natural Resources recommendations and requirements. Such a plan will be presented to the village council and upon its acceptance and approval shall constitute the official comprehensive tree policy and plan for the Village of Dexter, Michigan. The board shall review annually and update if needed the comprehensive village tree plan. The board, when requested by the Village Council, shall consider, investigate, make findings, report, and recommend upon any special matter of question within the scope of its work.

**ARTICLE IV**

**MEMBERSHIP**

The Village of Dexter Tree Board shall consist of five (5) members. One (1) member shall also be the Community Development Manager or the Department of Public Services Superintendent. The four (4) other Tree Board members shall be appointed by the Village President, subject to approval of the Village Council by majority vote. All appointed members of the board shall serve without compensation.

The terms of each appointed member shall be three (3) years. An appointed member shall not hold another municipal office. The Village Council may for like cause remove the member selected by the legislative body.

**ARTICLE V**



## OFFICERS AND THEIR DUTIES

Section I. The officers shall be a Chairperson, Vice-Chairperson and Secretary.

Section II. The Chairperson shall preside at all meetings and hearings of the Tree Board and shall have the duties normally conferred by parliamentary usage on such officers.

Section III. The Chairperson shall be one of the citizen members of the Board. He/She shall have the privilege of discussion in all matters before the Board and the right to vote thereon.

Section IV. The Vice-Chairperson, who shall be a citizen member of the Board, shall act for the Chairperson in His/Her absence.

Section V. The Secretary, may be any member of the Board, shall perform such duties as the Board may determine.

Section VI. The Board may employ a recording secretary.

## ARTICLE VI

### ELECTION OF OFFICERS

Section I. The election of officers shall be held at the first regular meeting in July or as needed to bring the Board to operational status, as defined in the Article V. Section I of this document, due to lack of or loss of elected officers.

Section II. Nominations shall be made at an election meeting which shall be a part of a regular meeting, and the election shall be held immediately thereafter. Voting may be by secret ballot.

Section III. A Board member receiving a majority vote of the entire membership of the Board shall be declared elected and shall take office immediately. He/She shall serve one (1) year.

## ARTICLE VII

### MEETINGS

Section I. All meetings shall be held in a public building.

Section II. All meetings of the Village of Dexter Tree Board shall require a majority of serving members with a minimum of three (3) for a quorum.

Section III. Regular meetings shall be held on the 3<sup>rd</sup> Tuesday of each month at such time and place, as the Board shall establish.

Section IV. Special meetings may be called by the Chairperson or any three (3) members of the Board on due notice to all members. The notice of a special meeting shall specify the purpose of the meeting and no other business may be considered except by unanimous consent of the Board members present. Any action shall require a majority of votes of members present.

Section V. The Chairperson shall give notice of all special meetings to all members of the Board at least forty-eight (48) hours in advance of the meeting.

Section VI. Voting shall be by voice and shall be recorded by yeas and nays. Any member may call for a roll call vote. Any action shall require a majority of votes of members present. A member of the Board shall not vote on a question in which he has a financial interest.

Section VII. All meetings of the Board shall be held subject to the Michigan Open Meetings Act, 1976 PA267, MCL 15.261 et seq (1976).

Section VIII. Parliamentary procedure in Board meetings shall be governed by Robert's Rules of order unless such rules are superseded by these Bylaws or surpassed by a majority vote of Board members attending.

## ARTICLE VIII

### ORDER OF BUSINESS

The order of business at regular meetings shall be as follows:

1. Roll Call
2. Approval of Minutes
3. Approval of Agenda
4. Public Hearing (If applicable)
5. Pre-Arranged Citizen Participation (Comments shall be limited to 5 minutes)
6. Reports of Officers
  - a. Chairperson
  - b. Tree Board Members
  - c. Community Development or Department of Public Services Office
7. Citizens Wishing to Address the Board (Comments shall be limited to 3 minutes)
8. Old Business
9. New Business
10. Proposed Business for Next Agenda
11. Citizens Wishing to Address the Board (Comments shall be limited to 3 minutes)
12. Adjournment

(This order of business may be suspended by a majority vote of the members present)

## ARTICLE IX

### COMMITTEES

The Board may, from time to time, appoint sub-committees, which will serve at the direction of the Board for purposes specified by the Board. The Board may, from time to time, abolish such sub-committees as it determines necessary.

## ARTICLE X.

### PUBLIC HEARINGS

In addition to those required by law, the Board may, at its discretion, hold such public hearings or conferences as it decides will be in the public interest.

The procedure for a public hearing shall be as follows:

1. Opening of Hearing
2. Presentation of Proposal
3. Opening of Hearing to Floor (Comments shall be limited to 5 minutes)
4. Consideration of Matter by Board
  - A. Four Courses of Action open to the Board
    - (1). Approval
    - (2). Approval with Conditions
    - (3). Denial
    - (4). Tabling / Adjournment to future meeting.

Motions for any approvals or denials should include reasons for such actions. Motions for tabling or adjournment should also include reasons and the date, time and place the matter will be further considered. Adjournment is normally used for continuation of a hearing without having to re-advertise.

## ARTICLE XI

### MISCELLANEOUS

Section I. The Bylaws may be amended or altered during a regular meeting by the affirmative vote of at least three (3) members of the Board provided notice of the proposed change is given to the Board at a preceding regular meeting.

Section II. The provisions of these Bylaws shall be reviewed by the Board annually at the first regular meeting in July.

## **DEXTER VILLAGE TREE BOARD**

**September 27, 2005**

**Regular Meeting**

The meeting was called to order at 6:00 P.M. at the Village Offices, 8123 Main Street.

**Present:** Coy, Henes, Peters, Hansen, Bishop

**Approval of the Minutes-** No minutes

**Approval of Agenda-**First meeting, no official agenda. September 26, 2005 memorandum.

**Public Hearings**

None

**Citizens Wishing to Address the Commission**

None

**Reports and Communication**

None

**Old Business**

None

**New Business**

Welcomed Board members. Brainstorming session about goals, objectives of the Tree Board and development of the tree Master Plan. Major discussion items were how to guide Council on budgeting, tree removal, tree replacement, DPW training for tree maintenance, identifying areas in the village that need improvements. One of the major concerns of the Board was ensuring that there is a level of knowledge / follow-up when trees are planted, i.e. watering, trimming, pruning.

The Board also discussed the Tree Inventory and discussed the species distribution list that was included with the packet. It was noted that over 50% of the trees in the Village are some variety of Maple.

The Board began discussions about areas in the village that deserve trees and identified several. The Board discussed that the program should be equal throughout the village and should be separated into the following areas when portioning where trees are planted: Residential new, Residential old, commercial areas and arterial streets.

The Board discussed the Dextech donation of \$10,000. It was discussed that the donation was to be used along Dan Hoey Road and Baker Road (within the LDFA?)

The Board discussed as part of the Master Plan to develop a public education program to ensure that residents know how to take care of and maintain trees. The Board suggested using the newsletter as a way to educate on trees and watering and the benefits of trees in a community.

The Board discussed concentrating plantings in certain areas initially so that residents can see the tree program at work.

The Board discussed initial areas of focus and identified the following: Entrances to the village, especially north (Central Street) and south (Baker Road) entrances. More specifically Gilberts, Cider Mill, Mugg and Bopps, Colorbok, and the school property.

The Board discussed when trees should be planted, preferring the spring because a majority of street trees plant better in the spring. The Board discussed recommending that all funds be restricted to spring plantings.

- Moved Coy, support Hansen, Tree Board recommends that remaining funds out of the tree planting fund be used for the 2006 spring planting. The Tree Board recommends a spring planting for the following reasons: better survival with spring plantings, wider selection/variety of species available in the spring, the probability of successful establishment is far greater, and best horticultural practices recommend that trees be planted in the spring  
Voice Vote – Unanimous                      Motion Carried

The Board discussed the need to take some money from the tree budget for trimming and pruning, must have funding to maintain ¼ of budget should be towards maintenance. The Village must always have contracted tree maintenance, must train staff for more routine maintenance and budget must be more than \$5000.

The Board also discussed tree grant programs such as DTE, Tree City USA, and Arbor Day, in addition to the programs offered by the state through the EAB grant and the Community Forestry Grant.

The Board requested that maps of the village be provided so that visual inventories can be taken of the village to determine areas that are void of trees. The Board also requested maps showing dots of existing trees

Prior to the next meeting the Board members were going to do a visual inventory of the village, including the entrances (north and south), from Kensington to the Mobil Station, and the school frontage.

#### **Citizens Wishing To Address The Commission**

None

#### **Agenda Items For The Next Meeting**

- A. Bylaws
- B. Elections
- C. Brainstorming/Visions/Goals for Master plan
- D. Review maps/areas of focus

#### **Adjournment**

-Moved Coy support Henes, to adjourn the meeting at 8:30 P M.  
Voice Vote: Unanimous                      Motion Carried

Respectfully Submitted,

  
Allison Bishop  
Community Development Manager

Filing Approved 10-18-05

AGENDA 10.24.05

**INTERNAL MEMORANDUM  
VILLAGE OF DEXTER**

ITEM I-4

8140 Main Street, Dexter, Michigan 48130 Phone (734) 426-8303 Fax (734) 426-5614

TO: Village Council  
FROM: John P. Hanifan, Assistant Village Manager **CPH**  
SUBJECT: Facilities Sub-Committee Update  
DATE: 10/20/05

---

The Facilities Sub-committee met on October 19, 2005 and discussed the Wetlands assessment conducted by the Department of Environmental Quality (DEQ). The attached map shows that the site under consideration does contain wetlands, but the wetland will have minimal, if any, impact to the proposed DPW facility.

The next steps recommended by the committee are:

- 
- 1) A needs assessment conducted by administration and DPW staff
  - 2) A Timeline illustrating the Request for Proposal (s) process. This will be presented at the first council meeting in November
  - 3) The committee also discussed the roof at the Fire Station and the need to determine the extent of repairs necessary to the roof. This process will be conducted as soon as possible, with a recommendation to be presented to the council in November.
- 

Attachments:

- 1) Wetlands Determination letter from DEQ for the proposed DPW site at the water filtration plant.
- 2) Site Map with Wetlands delineation

Please don't hesitate to contact me if you have any questions.



JENNIFER M. GRANHOLM  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF ENVIRONMENTAL QUALITY  
JACKSON DISTRICT OFFICE



STEVEN E. CHESTER  
DIRECTOR

October 10, 2005

Village of Dexter  
Attn: Mr. John Hanifan  
8140 Main Street  
Dexter, MI 48130

Dear Mr. Hanifan:

SUBJECT: Wetland Assessment Report  
Wetland Assessment File Number: 05-81-0010-WA

The Department of Environmental Quality (DEQ) conducted a Level 3 Wetland Assessment on property (Property Tax Identification Number HD-08-05-225-002) located in Town 02S, Range 05E, Section 05, Scio Township, Washtenaw County on September 23, 2005. The assessment was conducted in accordance with Part 303, Wetland Protection of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA); and Rule 4, Wetland Assessments (R 281.924) of the Administrative Rules for Part 303. This is a report of our findings in response to your wetland assessment application.

The DEQ staff walked the flagged boundaries as requested in your wetland assessment application. Based on our on-site investigation, which included review of plant communities, hydrologic indicators, and soils of the assessment area, and an in-office review of other pertinent information, the DEQ confirms, in part, the wetland boundaries observed during the site inspection. Staff noted a few areas of disagreement with your consultant boundaries. Specifically, Wetland A needed to be slightly expanded to the west between flags A1 and A13.

We flagged the modified boundaries with pink DEQ flagging tape and documented the new boundaries on the enclosed site map. The site map of the assessment area was created by combining information from your consultant and the DEQ. The new map identifies the areas containing wetland and the upland areas of the assessment area. A new delineation is not necessary.

For those areas identified as regulated wetland on the site map, specifically Wetland A, please be advised that any of the following activities require a permit under Part 303:

- a) Deposit or permit the placing of fill material in a regulated wetland.
- b) Dredge, remove, or permit the removal of soil or minerals from regulated wetland.
- c) Construct, operate, or maintain any use or development in a regulated wetland.
- d) Drain surface water from a regulated wetland.

For those areas identified as upland on the site map, the DEQ lacks jurisdiction under Part 303 for activities occurring in those areas.

The enclosed map depicts an approximation of the location of the non-wetland/wetland areas within the assessment area. If the more exact boundary of the wetland/non-wetland areas flagged on site will be needed next year, or will be needed for site development and/or planning purposes, we recommend you hire a certified site surveyor to map the flags. The DEQ recommends any survey be done as soon as possible as plastic survey ribbon deteriorates over time with exposure to the elements and is susceptible to vandalism. Surveying the boundaries may save the expense of redoing a wetland assessment where the line is no longer obvious. Once the survey is complete, please send a copy to the DEQ for our files.

You may request the DEQ reassess the subject parcel or any portion of the parcel within 60 days of the date of this report should you disagree with the findings. A written request to reassess the parcel must be accompanied by supporting evidence with regard to wetland vegetation, soils or hydrology different from, or in addition to, the information relied upon by DEQ staff in preparing this report and sent to:

Wetland Assessment Program  
Submerged Lands and Wetlands Unit  
Land and Water Management Division  
Department of Environmental Quality  
P.O. Box 30458  
Lansing, Michigan 48909-7756

Please be aware that this assessment report does not constitute a determination of the presence of wetland that may be regulated under local ordinances or federal law. The U.S. Army Corps of Engineers (USACE) retains regulatory authority over certain wetlands pursuant to Section 404 of the Clean Water Act (CWA), and specifically those wetlands associated with traditionally navigable waters of the state. Traditionally, navigable waters are generally the Great Lakes, their connecting waters, and river systems and lakes connected to these waters. In other areas of Michigan, the DEQ is responsible for determination of wetland boundaries for purposes of compliance with the CWA under an agreement with the U.S. Environmental Protection Agency. Your assessment area does not appear to be within those areas also regulated by the USACE. However, should you desire more information, please contact the USACE at 313-226-2218.

This assessment report is limited to findings pursuant to Part 303 and does not constitute a determination of jurisdiction under other DEQ administered programs. Any land use activities undertaken on the assessed parcel may be subject to regulation pursuant to the NREPA under the following programs:

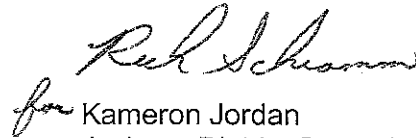
Floodplain Regulatory Authority found in Part 31, Water Resources Protection  
Part 91, Soil Erosion and Sedimentation Control  
Part 301, Inland Lakes and Streams



Village of Dexter  
05-81-0010-WA  
Page 3  
October 3, 2005

The findings contained in this report are binding on the DEQ until September 23, 2008; a period of three years from the date of the assessment unless a reassessment is conducted. Please contact me if you have any questions regarding this assessment report.

Sincerely,

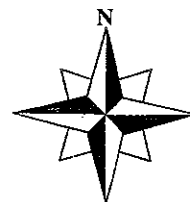
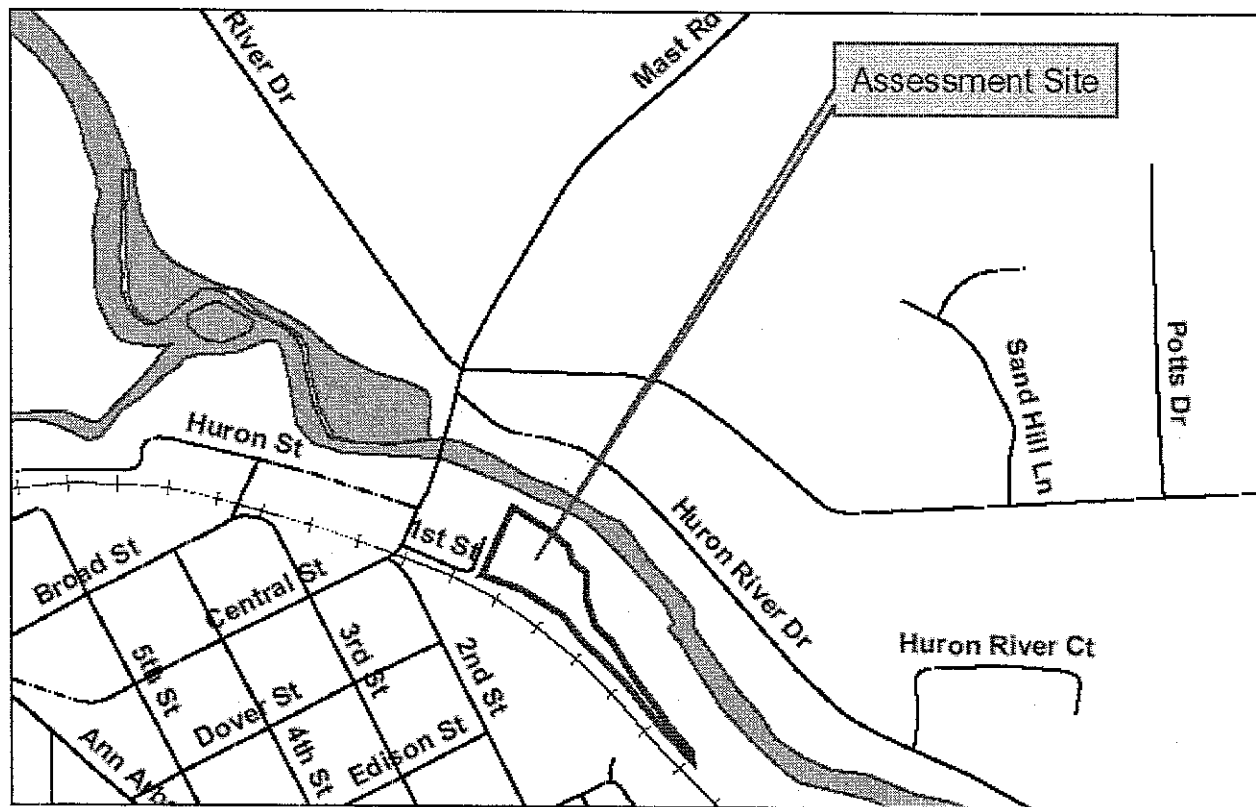
A handwritten signature in cursive script, appearing to read "Kameron Jordan".

for Kameron Jordan  
Jackson District Supervisor  
Land and Water Management Division  
(517) 780-7915

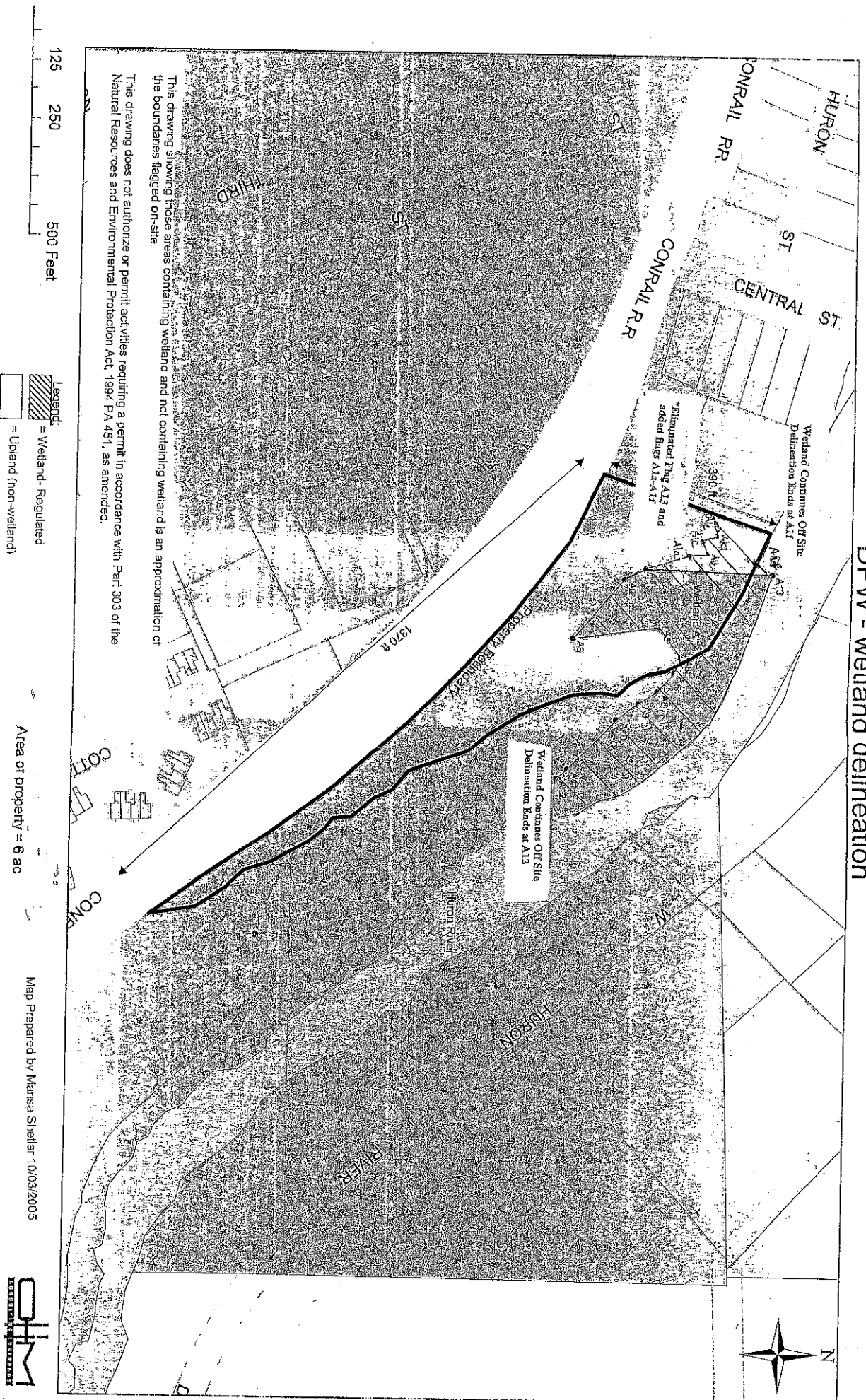
Enclosure

cc: Ms. Wendy Veltman, DEQ  
Scio/Dexter Village Clerk  
Washtenaw County CEA  
Mr. Rhett Gronevelt, Orchard Hiltz & McCliment, INC.

### Site Location Map



Village of Dexter  
DPW - wetland delineation



# VILLAGE OF DEXTER

8140 Main Street Dexter, MI 48130-1092  
MEMO

[ddettling@villageofdexter.org](mailto:ddettling@villageofdexter.org)

Phone (734)426-8303 Fax (734)426-5614

AGENDA 10.24.05  
ITEM I-5

To: President Seta and Council Members  
From: Donna Dettling, Village Manager  
Date: October 24, 2005  
Re: VM Report

1. Meeting/Activity Review:
  - October 10, 2005 – K Street Project Update
  - October 12, 2005 – Met with DEQ in Jackson, Mill Creek Dam
  - October 19, 2005 – Facilities Committee
  - October 20, 2005 – Met with Bona & Kolb, regarding redevelopment project
2. Dam Removal Update. Jim Hegarty will set up a meeting with the Waste & Hazardous Materials department of DEQ as recommended during the DEQ meeting held last week in Jackson. Subsequent to that meeting Mr Hegarty will make a report to Council
3. Joint meeting with Scio Twp. Darrell Fecho and I are working on a mutual agenda for the joint meeting scheduled for this Thursday, October 27<sup>th</sup> at 7:00 p.m This meeting will be held at the Scio Township Hall.
4. Water Reliability Study. Staff and the DEQ are still reviewing the draft version of the Water Reliability Study. The DEQ will receive a draft copy next week, and be asked to provide feedback on the report, prior to the printing of the final report. OHM will be ready to do a presentation to Council possibly in November. I have attached a letter from the DEQ responding to the Village's sanitary sewer study **I would like to recommend that a WORK SESSION prior to a Council meeting be scheduled to do an in-depth review of the Water Reliability Study and further review the Sanitary Sewer Capacity Study.** As a reminder, the critical objective is to develop policy guidelines for excess capacity. That is, if it is determined and supported by the DEQ that there is excess water or sewer capacity in our system, and determine exactly what that level of excess capacity is. How Council chooses to protect and allocate that capacity must be discussed, so that policy guidelines can be formalized for use by staff to handle ongoing requests for redevelopment and site plan reviews.
5. Light at Baker and Dan Hoey No update at this time.
6. Library Brochure Paul McCann provided brochures for the proposed New Library Building. Mr. McCann plans to attend the Council meeting tonight, but was not able to commit to the pre-arranged time on the agenda. His plan is to share "Preliminary Floor Plan" concepts during the last non-arranged segment of the agenda.
7. Included with my report is a copy of a planning survey conducted by the Village of Manchester.



JENNIFER M. GRANHOLM  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF ENVIRONMENTAL QUALITY  
JACKSON DISTRICT OFFICE



STEVEN E. CHESTER  
DIRECTOR

October 10, 2005

Mr. Murat Ulasir  
Orchard, Hiltz and McCliment, Inc.  
34000 Plymouth Road  
Livonia, Michigan 48150

Dear Mr. Ulasir:

SUBJECT: Village of Dexter Sanitary Sewer Capacity Analysis  
Village of Dexter, Washtenaw County

We have reviewed the capacity analysis for the Village of Dexter (Village) which was provided to this office via email on September 16, 2005. As you know from our meeting on September 8, 2005, we are not completely comfortable with the way this analysis was conducted. We have the following comments at this time:

1. The report does not address the projects which have been permitted under Part 41, Sewerage Systems, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA), but have not yet been connected to the wastewater treatment plant. A listing of these projects and their associated residential equivalent units (REUs) was provided to us at our meeting on September 8, 2005, but those REUs were not discussed in your report. The flow from these REUs needs to be included in your analysis.
2. According to the report, the plant has reached its maximum hydraulic capacity (1.3 mgd) during a 10-year, one hour storm. However, it does not appear that an analysis of the 25-year, 24-hour storm has been conducted. The plant needs to be able to meet the effluent limits contained in the Village's National Pollutant Discharge Elimination System permit during a 25-year, 24-hour storm. It seems unlikely that the plant would be able to meet that criteria.

We consider 3.9 inches of precipitation (rainfall and snowmelt) in a 24-hour period to be equivalent to the 25-year, 24-hour storm during the growth season and normal soil moisture. You are not required to use this criteria, but if you choose to use something else, additional documentation will need to be provided.

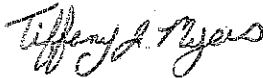
3. Since 1996, we have allowed the Village to use a design flow of 225 gpd/REU. That was based on population density projections at that time. That number is extremely low compared to what other municipalities use for design purposes. However, the average flow per REU at the wastewater treatment plant (WWTP) still appears to be lower than that. What is the average flow per REU based on current flows at the WWTP? Why is the average daily wastewater flow per REU so low for the Village's collection system?
4. You recommended that the Village try to get the Department of Environmental Quality (DEQ) "approval" of the tracking tool. In order for us to do that, additional information should be provided on the tracking tool itself. It would also be a good idea for the Village to obtain some real flow data for some of its sanitary sewer mains as opposed to using so many assumptions.

Mr. Murat Ulasir  
Page 2 of 2  
October 10, 2005

In general, the owner of the WWTP determines whether or not there is adequate treatment capacity available for a particular project. By signing the Part 41 application and completing the Project Basis of Design form (item G, in particular), the permittee is stating that adequate capacity does exist both in the collection system and at the WWTP. However, because both the DEQ and the Village established the existing flows at the WWTP during the plant upgrade and have closely tracked additional REUs since that time, we are somewhat reluctant to approve additional flow as that would undermine the design criteria that were used. Additional information regarding the WWTP's ability to adequately treat the flows from a 25-year, 24-hour storm is necessary before we can make a determination as to whether or not the WWTP can adequately treat any additional flows.

We appreciate you giving us the opportunity to review the report which you have prepared. We also commend the Village for taking this step to try to obtain a better understanding of their WWTP plant and collection system. If you have any questions or comments, feel free to contact me at the telephone number below or by email at [myerstj@michigan.gov](mailto:myerstj@michigan.gov).

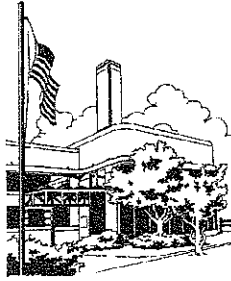
Sincerely,



Tiffany J. Myers  
Environmental Engineer  
Water Bureau  
517-780-7480

TJM/clh

cc: Ms. Donna Dettling, Village of Dexter  
Mr. Ed Lobdell, Village of Dexter  
Ms. Jessica Wood, Orchard, Hiltz & McCliment, Inc.  
Mr. Rhett Gronevelt, P.E., Orchard, Hiltz & McCliment, Inc.  
File: Dexter WWTP, Part 41, Washtenaw County



## VILLAGE OF MANCHESTER

912 CITY ROAD P.O. Box 485  
MANCHESTER, MI 48158  
(734) 428-7877 FAX: (734) 428-1877  
WWW.VIL-MANCHESTER.ORG

---

Donna Dettling  
Dexter Village Office  
8140 Main St  
Dexter, MI 48130

October 6, 2005

Dear Ms. Dettling,

Please let me extend our thanks to you for providing input to the planning survey the Village of Manchester sent earlier. As mentioned, we have enclosed a compilation of the responses. Many planning and work groups in the Village have found the information invaluable for future community planning.

Manchester, like many Michigan communities, is extremely concerned with our State and local economies. Joint efforts by all of us will help attract families, tourists, and businesses to our State.

We have felt this survey was an initial step in the effort to work together to strengthen our communities. If you have any additional ideas for joint efforts, we welcome your comments. Thank you for your cooperation and assistance.

Sincerely,

Jeff Wallace  
Village Manager  
Village of Manchester  
jwallace@vil-manchester.org

# **Models of Community Development**

**Number of Survey Returned: 20**

**Communities That Returned Surveys:**

Dexter, Charlevoix, Ferrysburg, Muskegon, Utica, Clinton, Milan, Allegan, Dundee, Montague, Williamston, Lake Odessa, Essexville, Ferrysburg, Gibraltar, Belleville, Wakefield, Keego Harbor, Vicksburg, and One Unidentified Community



Question 1 Do you currently have a Downtown Development Authority in place? No or Yes and Year Established. If yes, what type of projects has it funded?

Dexter - Yes, 1980s?, Parking lots and building projects (private development)

Charlevoix - Yes, 1983, Tax increment financing

Ferrysburg - No

Muskegon - Yes, 1988

Utica - Yes, 1990, Streetscapes, parking lots, and lighting

Clinton - Yes, About 1993, Brown Street parking lot (about \$195,000), Church Street parking lot (about \$120,000), and streetscape and utility improvements (about \$410,000)

Milan - Yes, 1984, None. We have been funded by general funds mainly. Two mills are collected that raise under \$6,500 dollars. The DDA budget has funded consulting services for a market plan in 1993, a historic survey of buildings in 1993, and have recently funded planning for a sustainable future. Overall, DDA capital improvements have been limited in that Milan does not collect TIF yet. Our DDA two mills are restricted by Headless. We are planning a TIF and Development Plan at this time. Some purchase(s) were made in 1984 by TIF, not the DDA, for parking lot and street light improvements.

Allegan - Yes, 1980s, matches to many grants, boardwalk development, streetscapes and some infrastructure

Dundee - Yes, 1987, Streetscapes, river walks, four downtown parking lots, building demolition, downtown festivals, etc., street lighting

Montague - Yes, 1984

Williamston - Yes

Lake Odessa - Yes, 2005

Essexville - Yes, 1988

Ferrysburg - No

Gibraltar - Yes, 1998, Demolition of abandoned store, funding for city hall, sidewalks in downtown area, street lights, and water mains

Belleville - Yes, 1988, Streetscape, public improvements, and economic studies

Wakefield - No

Keego Harbor - No

Vicksburg - Yes, Updated 2002, Retail/Service Business Incubator

Unidentified - No

Question 2. Do you have a registered Historical District? No or Yes and Year Established.  
Have you found it beneficial? In what way?

Dexter - No

Charlevoix - No

Ferrysburg - No

Muskegon - Yes, year established not indicated, yes, preserved historical buildings

Utica - Yes, 1983, yes, preserve historic resources

Clinton - No

Milan - Yes, February 2000, yes, State and fed tax credit are offered under this district. Yet to my knowledge, not one has used these. We also use it as a marketing tool. We are setting up design guidelines proactively support preservation, but not to enforce it, just yet.

Allegan - Yes, 1980s, yes, has been a great resource over the years. Preserves aesthetics, structural stability, and property value

Dundee - Yes, 1987, yes, Arch standards enforceable, promotion of town

Montague - No

Williamston - No

Lake Odessa - No

Essexville - No

Ferrysburg - No

Gibraltar - No

Belleville - No

Wakefield - No

Keego Harbor - No, We will be adopting a historic preservation ordinance in the next month

Vicksburg - Yes, Early 1980, MDOT impact of projects on HD, Cool Cities qualification

Unidentified - No

Question 3. Do you currently have a river walk or other water related development as part of your downtown? No or Yes. Please describe your development including how it was funded?

Dexter - No

Charlevoix - Yes, Along Round Lake and Channel to Lake Michigan. Round Lake walkway funded by DDA, channel walkway funded by Army Corp of Engineers.

Ferrysburg - No

Muskegon - Yes, Boardwalk and trail system near Muskegon Lake and Lake Michigan funded by grants and property sales.

Utica - No.

Clinton - No

Milan - A Development/Master Plan is working up to a design. There is a great walkway through our Wilson Park along the Saline River, but connectivity is limited. We do need to take better advantage here of our Ford Lake downtown.

Allegan - Yes, Our initial boardwalk is 20 years old and was locally funded. Since then we have doubled the length through various grants. Nearly a mile now.

Dundee - Yes, MDEQ DNR Trust, TIF Village general funds

Montague - No

Williamston - Yes, A MDNR grant was received for refurbishing an area of the river where the dam broke, although a large portion of it was paid by the DDA. Rocks were added to create a kayaking area. It is very much underutilized but it does incorporate a boardwalk walking path. A walk able community plan was also developed shortly after, which incorporated this area and the boardwalk, but was not implemented due to financial constraints. We are currently in the process of resurrecting the walk able communities plan.

Lake Odessa - No

Essexville - No

Ferrysburg - Yes, We have a boardwalk that begins in our park and goes 400' to the south along the Grand River. It was funded as part of the Park improvements.

Gibraltar - No

Belleville - Yes, grant and DDA, park on Belleville Lake

Wakefield - Yes, A wooden walkway was constructed from the West side of Sunday Lake to the south side of the lake. Rest stops and fishing piers were constructed to enhance the fishing for children and handicapped individuals on the wood walkway, a paved exercise trail, new pavilion, and docks were constructed over the years utilizing Michigan Department of Natural Resources Trust Funds and Land and Water Conservation Funds

Keego Harbor - No, Keego Harbor is exploring the possibility of creating a boardwalk development around a small lake near the downtown.

Vicksburg - Yes, Boardwalk along the river, riverfront park, DNR with matching funds.

Unidentified - No

Question 4. Does your Zoning Ordinance contain a River/Water Protection Overlay section? No or Yes. In what way have you found this beneficial? Would you be willing to share a copy of your Overlay Ordinance?

Dexter - No

Charlevoix - No

Ferrysburg - No

Muskegon - No

Utica - Yes, Flood plain area - required for National Flood Insurance Program, yes

Clinton - No

Milan - No, not to my knowledge. We do abide by floodplain rules, but recently a subdivision of 15 homes were developed.

Allegan - Yes, new feature, addresses environmental concerns/preservation, yes.

Dundee - No

Montague - Yes

Williamston - Yes, Although it should be a useful tool, there has been very limited development in the designated area, yes.

Lake Odessa - No

Essexville - No

Ferrysburg - No

Gibraltar - No

Belleville - No

Wakefield - No

Keego Harbor - No

Vicksburg - No, Updating master plan and zoning ordinance which may include, yes if we adopt one.

Unidentified - No

Question 5. Have you recently completed or are you in the process of doing a downtown street scape? Nor or Yes and How it was funded?

Dexter - Yes, TIF District

Charlevoix - yes, tax increment financing

Ferrysburg - No

Muskegon - Yes, grants, streets funds, and foundation funds

Utica - Yes, DDA bonds

Clinton - Yes, about State/Fed \$1,000,000 local \$410,000 donation 100,000 total \$1,510,000

Milan - Plans are underway Results expected this fall this actually the first physical plan our DDA has worked on in twenty years We had one project on Tolan Street (\$138,000 including parking lot resurfacing) completed last year. We purchased new garbage can, planters, benches, and built a little cove too

Allegan - Yes, DDA funds (TIF - no levy)

Dundee - Yes, 8 years ago

Montague - Yes, DDA funds

Williamston - Yes, 20% DDA, 20% State, 60% Federal through ISTEA. There were some areas which did not meet the federal guideline and therefore were bore solely by the DDA.

Lake Odessa - Yes, Process - MDOT Enhancement/local funds

Essexville - Yes, Local DDA funds and enhancement grants from the Michigan Department of Transportation

Ferrysburg - Yes, In 1990, we added landscape and lighting along a major street in the City. This project was funded from a TIFA district.

Gibraltar - No

Belleville - No answer noted

Wakefield - No

Keego Harbor - Yes, ISTEA grant and TIFA funds

Vicksburg - No. Streetscape completed over 15 years ago.

Unidentified - No

Question 6. What would you consider the main feature(s) in your community that attracts visitors?

Dexter - Quaint small village feel of the CBD

Charlevoix - Natural beauty, quality of projects that have been completed

Ferrysburg - City parks and the Ottawa County Park located on Lake Michigan

Muskegon - Muskegon Lake and Lake Michigan

Utica - Restaurants and bars, hotels, historic homes, regional shopping, leisure activities

Clinton - Attractive downtown, convenient parking, must have stores that people would want to shop

Milan - That it is a quaint, small, hometown like location near Ann Arbor. Its access to US 23, our museum is nicely restored. Actually the parks are the biggest draw and the events. We need to do more to couple our attractiveness and events with nearby national events such as the Milan Drag way and KC Campground Bluegrass Festival. So we are starting this year Thunder in the Streets, hold Discover Milan on May 7th, 2005, and have a fair and regular car shows and cruises and a farmers market.

Allegan - Quaint historic downtown, Allegan County fairgrounds, County business

Dundee - Cabelas, museum

Montague - Lakes and river

Williamston - Quaint downtown shopping, antiques, and a renewed interest in the arts

Lake Odessa - Summer Splash - ski show car show

Essexville - We are the closest port to the Saginaw Bay so we get a fair amount of fishermen launching from our City.

Ferrysburg - Over 100 acres of parks, which include nature trails, ball fields, volleyball, basketball courts, and tennis

Gibraltar - Marinas and water front property

Belleville - Belleville Lake and Yankee Air Museum

Wakefield - The City of Wakefield is located in and near the Porcupine Mountains. The lake is 224 acres. The main portion of the city is on the south side of the lake. Many tourists utilize our campground on the Lake Superior Tour route. We have visitors from Canada across to the State of Washington. Our community has a number of sites such as waterfalls, fishing, wind surfing, hiking, Copper Peak Ski Flying, and old mining sites.

Keego Harbor - the lakes - Cass and Sylvan Lakes, Major factor for property values is the excellent school district.

Vicksburg - Architecturally significant buildings, downtown parks, boat docks, and launches, fishing docks.

Unidentified - The lakes

Question 7. What specific grants, bonds, or special funding have you been able to obtain? What projects were funding utilizing those funds?

Dexter - CDBG

Charlevoix - Coastal Zone, MDOT Enhancement Grant, Waterways, Trust Fund, Tribal Grants, Private Foundations, Private Donations

Ferrysburg - We have received two (2) Clean Michigan Initiative grants and two (2) Michigan Natural Resources Trust Fund grants for development of our parks.

Muskegon - MDOT Enhancement - Streetscape, ULA - property acquisition, MDNR - trails.

Utica - MDNR grant for park improvement (\$86,000), \$6.5 million for rebuild of Van Dyke Avenue - Category C Funds, TIP funds, ISTEAs

Clinton - Heritage Route grant and private donation

Milan - CDBG 2003 - \$138,000 Tolan Street Repaving/Parking lot resurfacing - were seeking more CDBG before they dry up

Allegan - Clean Michigan Initiative - boardwalk, Downtown 2000 (CDBG) - boardwalk/parking lot, MNRTF (Michigan Natural Resources Trust Fund) - park development, State Historic Preservation Office (SHPO) - Historic renovation and studies.

Dundee - CDBG, recreation bond, Trust fund

Montague - DEQ - CZM Funds for bike trail, MDOT Enhancement funds for bike trail, Waterfront redevelopment grant - demo old foundry for a new grocery store and park in downtown area.

Williamston - MDNR - boardwalk river

Lake Odessa - See answers to other questions

Essexville - a. Enhancement grants from MDOT - streetscape projects, b. Clean Michigan Initiative funds (MDEQ) - demolition of buildings on property purchased by DDA, c. Arts, Cultural and Quality of Life grant (State Budget Office) - demolition of buildings and boat launch improvements, d. Community Development Block grant (MDEC) - public infrastructure improvement to support redevelopment of DDA owned properties.

Ferrysburg - Michigan Natural Resources Trust Fund, and Clean Michigan Initiative grants.

Gibraltar - No answer given

Belleville - State rec bond funds for waterfront boardwalk

Wakefield - Michigan Department of Natural Resources Trust Fund and Land and Water Conservation funds were used for all of our park projects plus the city's local share. We are currently receiving Federal Emergency Management Agency Funds and the Michigan Corps of Engineers funding for a sewer separation project. The City underwent a major flood in year 2002.

Keego Harbor - ISTEAs for streetscape on Cake Lake Road

Vicksburg - Verizon Foundation, AEP, MEDC seed money for Incubator Study

Unidentified - None

AGENDA 10-24-05

ITEM J-1

24-Oct-05

# SUMMARY OF BILLS AND PAYROLL

Payroll Check Register	10/12/05	\$30,244.22	Bi-weekly payroll processing
		<b>\$30,244.22</b>	<b>GROSS PAYROLL TOTAL</b>
Account Payable Check Register	10/25/05	\$139,175.17	ACCOUNTS PAYABLE TOTAL NEXT BILLS AND PAYROLL
	✓	<b>\$169,419.39</b>	<b>TOTAL BILLS &amp; PAYROLL EXPENDED ALL FUNDS</b>

Summary Items from Bills & Payroll	Amount	Comments
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**ALL PAYABLES ARE WITHIN ACCEPTABLE BUDGET LIMITS**  
**DETAIL VENDOR LIST AND ACCOUNT SUMMARY PROVIDED**

*"This is the summary report that will be provided with each packet. Approval of the total bills and payroll expended, all funds will be necessary."*



## VENDOR APPROVAL SUMMARY REPORT

Date: 10/19/2005

Time: 11:15am

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Village of Dexter

Vendor Name	Vendor Number	Description	Check Amount	Hand Check Amount
ALEXANDER CHEMICAL CORPORATION	ALEXANDER	CREDIT	359.36	0.00
ANN ARBOR TECHNICAL SERVICES	A2 TECHNIC	LABORATORY SERVICES	80.00	0.00
BLUE CARE NETWORK OF MICHIGAN	BLUE CARE	11/1/05-11/31/05	15,275.84	0.00
CARDINAL GARDENS	CARDINAL	GENERAL GROUNDS WORK	567.00	0.00
CHAMPION WATER TREATMENT	CHAMPION W	WATER PLANT	36.00	0.00
CINTAS CORPORATION	CINTAS	WATER PLANT	633.91	0.00
COMCAST	COMCAST	DPW	190.00	0.00
CORRIGAN OIL COMPANY	CORRIGAN O	0738277	2,070.49	0.00
DENTAL NETWORK OF AMERICA	DENTAL NET	11/01/05-11/30/05	447.00	0.00
DTE ENERGY	DET EDISON	2027-649-0001-7	941.21	0.00
DTE ENERGY-STREET LIGHTING	DTE ENERGY	#12626	4,565.78	0.00
DYKEMA GOSSETT PLLC	DYKEMA	GENERAL SERVICES, SEPT SERVICES	945.00	0.00
ENGAN-TOOLEY-DOYLE & ASSOC	ENGAN	RODEO ROCKY SPRING RIDER	902.00	0.00
ETNA SUPPLY CO	ETNA SUPPL	SENSUS 510 DUAL PORT	1,980.00	0.00
GADALETO, RAMSBY & ASSOCIATES	FORT DEARB	LIFE INSURANCE	275.00	0.00
GRISSOM JANITORIAL	GRISSOM	SEPT CLEANING SERVICES	320.00	0.00
HAENGEL & ASSOCIATES	HAE	K-STREET <i>Basin boring</i>	950.00	0.00
IRON CREEK CONSTRUCTION INC	IRON CREEK	RE DRAIN RYAN DR	4,500.00	0.00
J. SEBASTIAN TRUCKING & EXCAV	J. SEBASTI	DETENTION BASIN <i>LDPA</i>	12,460.87	0.00
LANIER WORLDWIDE, INC	LANIER	SERVICES 7/1/05-9/30/05	272.26	0.00
BRIAN LEISINGER	LEISINGER/	CLOTHING ALLOWANCE	91.16	0.00
MICHIGAN MUNICIPAL LEAGE	MICH UNEMP	QUARTERLY CONTRIBUTION	9.39	0.00
MUNICIPAL CODE CORPORATION	MUNI CODE	INTERNET FEE	350.00	0.00
NEXTEL COMMUNICATIONS	NEXTEL COM	9/7/05-10/6/05	416.95	0.00
OHM GEO-SOFTWARE, INC.	OHM GEO	PROJECT #0130-05-0081	31,813.00	0.00
ORBIT COMMUNICATIONS	ORBIT	BATTI P2K 6MM LI ION	111.97	0.00
S.F. STRONG	SF STRONG	PAPER PRODUCTS	146.40	0.00
SBC	SBC	734-424-1425-2430	30.61	0.00
DAVID SCHLAFF	SCHLE DAVE	DEXIER ANN ARBOR ST	400.00	0.00
ROBERT STACEY	STACEY/ROB	EXCAVATION	425.00	0.00
STAPLES BUSINESS ADVANTAGE	STAPLES OF	FILE CABINET, HP TONER	704.37	0.00
THOMAS STRINGER	STRINGER/T	LEGAL FEES	561.00	0.00
SYLVESTER & COMPANY	SYLV	PAYROLL PROCESSING	388.00	0.00
VIEBAHN, TODD	VIEHBAHN	CLOTHING ALLOWANCE	31.79	0.00
<del>WASHTENAW AREA TRANSPORTATION</del>	<del>WA AREA ST</del>	<del>LAW ENFORCEMENT</del> <i>Oct 05</i>	22,208.44	0.00
WASTE MANAGEMENT	WASTE MANA	COMMERCIAL	33,715.37	0.00
Grand Total:			139,175.17	0.00

## INVOICE APPROVAL LIST BY FUND

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Village of Dexter

Fund	GL Number	Vendor Name	Check	Invoice	Due	Amount
Department	Abbrev	Invoice Description	Number	Number	Date	
Account						
Fund: General Fund						
Dept: Village Manager						
101-172 000-721 000	Health & L	BLUE CARE NETWORK OF MICHIGAN 11/1/05-11/31/05	0	052810002353	10/17/2005	887.44
101-172 000-721 000	Health & L	DENTAL NETWORK OF AMERICA 11/01/05-11/30/05	0	960	10/17/2005	223.50
101-172 000-721 000	Health & L	GADALETO, RAMSBY & ASSOCIATES LIFE INSURANCE	0	10/13/05	10/18/2005	50.00
101-172 000-721 000	Office Sup	ORBIT COMMUNICATIONS BATT P2K 6MM LI ION	0	100405	10/18/2005	61.99
101-172 000-721 000	Office Sup	STAPLES BUSINESS ADVANTAGE FILE CABINET, HP TONER	0	8003611649	10/18/2005	110.99
Total Village Manager						1,333.92
Dept: Finance Department						
101-201 000-802 000	Profession	SYLVESTER & COMPANY PAYROLL PROCESSING	0	2133	10/18/2005	388.00
Total Finance Department						388.00
Dept: Attorney						
101-210 000-810 000	Attorney F	DYKEMA GOSSELL PLLC GENERAL SERVICES, SEPT SERVICES	0	1059992	10/17/2005	945.00
Total Attorney						945.00
Dept: Village Clerk						
101-215 000-815 000	Ordinance	MUNICIPAL CODE CORPORATION INTERNET FEE	0	73443	10/17/2005	350.00
Total Village Clerk						350.00
Dept: Village Treasurer						
101-253 000-721 000	Health & L	BLUE CARE NETWORK OF MICHIGAN 11/1/05-11/31/05	0	052810002353	10/17/2005	1,008.40
101-253 000-721 000	Health & L	GADALETO, RAMSBY & ASSOCIATES LIFE INSURANCE	0	10/13/05	10/18/2005	12.50
Total Village Treasurer						1,020.90
Dept: Buildings & Grounds						
101-265 000-727 000	Office Sup	STAPLES BUSINESS ADVANTAGE FILE CABINET, HP TONER	0	8003611649	10/18/2005	255.36
101-265 000-727 000	Office Sup	S.F. STRONG PAPER PRODUCTS	0	114078-00	10/18/2005	73.20
101-265 000-920 000	Utilities	DTE ENERGY 3219-953-0007-6	0	8/26-9/28	10/17/2005	392.85
101-265 000-920 000	Utilities	DTE ENERGY 2949-542-0005-0	0		10/17/2005	224.37
101-265 000-920 000	Utilities	COMCAST DEXTER VILLAGE HALL	0	09588328749-01-4	10/18/2005	95.00
101-265 000-920 001	Telephones	NEXTEL COMMUNICATIONS 9/7/05-10/6/05	0	593543512-043	10/17/2005	122.45
101-265 000-935 000	Bldg Maint	CINTAS CORPORATION VILLAGE OFFICE	0	300736671	10/17/2005	33.85
101-265 000-935 000	Bldg Maint	CINTAS CORPORATION VILLAGE OFFICE	0	300746740	10/17/2005	33.85
101-265 000-935 001	Office Cle	GRISSOM JANITORIAL SEPT CLEANING SERVICES	0	122	10/17/2005	320.00
101-265 000-936 000	Equip Serv	LANIER WORLDWIDE, INC. SERVICES 7/1/05-9/30/05	0	83457092	10/17/2005	272.26
101-265 000-955 000	Miscellaneous	CHAMPION WATER TREATMENT VILLAGE OFFICE	0	29201	10/17/2005	24.00
101-265 000-970 000	Capital Im	OHM GEO-SOFTWARE, INC PROJECT #0130-04-0062	0	106979	10/18/2005	2,218.50
101-265 000-970 000	Capital Im	J. SEBASTIAN TRUCKING & EXCAV DETENTION BASIN	0		10/18/2005	12,460.87
Total Buildings & Grounds						16,526.56
Dept: Law Enforcement						
101-301 000-803 000	Contracted	WASHTENAW AREA TRANSPORTATION LAW ENFORCEMENT	0	12494	10/18/2005	22,208.44
101-301 000-935 000	Bldg Maint	CINTAS CORPORATION POLICE STATION	0	300731559	10/17/2005	21.20
101-301 000-935 000	Bldg Maint	CINTAS CORPORATION POLICE STATION	0	300736661	10/17/2005	21.20

## INVOICE APPROVAL LIST BY FUND

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Village of Dexter

Fund	GL Number	Vendor Name	Check	Invoice	Due	Amount
Department	Abbrev	Invoice Description	Number	Number	Date	
Account						
Fund: General Fund						
Dept: Law Enforcement						
101-301.000-935.000	Bldg Maint	CINTAS CORPORATION POLICE STATION	0	300746730	10/17/2005	31.81
				Total Law Enforcement		22,282.65
Dept: Fire Department						
101-336.000-721.000	Health & L	BLUE CARE NETWORK OF MICHIGAN 11/1/05-11/31/05	0	052810002353	10/17/2005	4,564.82
101-336.000-721.000	Health & L	GADALETO, RAMSBY & ASSOCIATES LIFE INSURANCE	0	10/13/05	10/18/2005	75.00
				Total Fire Department		4,639.82
Dept: Planning Department						
101-400.000-721.000	Health & L	BLUE CARE NETWORK OF MICHIGAN 11/1/05-11/31/05	0	052810002353	10/17/2005	887.44
101-400.000-721.000	Health & L	GADALETO, RAMSBY & ASSOCIATES LIFE INSURANCE	0	10/13/05	10/18/2005	12.50
101-400.000-727.000	Office Sup	STAPLES BUSINESS ADVANTAGE FILE CABINET, HP TONER	0	8003611649	10/18/2005	254.98
101-400.000-802.000	Profession	THOMAS STRINGER LEGAL FEES	0	10/05/05	10/18/2005	561.00
				Total Planning Department		1,715.92
Dept: Department of Public Works						
101-441.000-721.000	Health & L	BLUE CARE NETWORK OF MICHIGAN 11/1/05-11/31/05	0	052810002353	10/17/2005	432.44
101-441.000-721.000	Health & L	DENTAL NETWORK OF AMERICA 11/01/05-11/30/05	0	960	10/17/2005	223.50
101-441.000-721.000	Health & L	GADALETO, RAMSBY & ASSOCIATES LIFE INSURANCE	0	10/13/05	10/18/2005	15.50
101-441.000-745.000	Uniform Al	CINTAS CORPORATION DPW	0	300734026	10/17/2005	53.53
101-441.000-745.000	Uniform Al	CINTAS CORPORATION DPW	0	300739063	10/17/2005	53.53
101-441.000-745.000	Uniform Al	CINTAS CORPORATION DPW	0	300744104	10/17/2005	53.53
101-441.000-745.000	Uniform Al	CINTAS CORPORATION DPW	0	300749189	10/17/2005	58.53
101-441.000-745.000	Uniform Al	BRIAN LEISINGER CLOTHING ALLOWANCE	0	10/10/05	10/18/2005	91.16
101-441.000-745.000	Uniform Al	VIEBAHN, TODD CLOTHING ALLOWANCE	0	10/08/05	10/18/2005	31.79
101-441.000-751.000	Gasoline &	CORRIGAN OIL COMPANY 0738277	0		10/17/2005	1,165.13
101-441.000-920.001	Telephones	COMCASI DPW	0	8985736	10/17/2005	95.00
101-441.000-920.001	Telephones	NEXTEL COMMUNICATIONS 9/7/05-10/6/05	0	593543512-043	10/17/2005	122.45
				Total Department of Public Works		2,396.09
Dept: Downtown Public Works						
101-442.000-802.000	Profession	CARDINAL GARDENS GENERAL GROUNDS WORK	0	263	10/17/2005	567.00
101-442.000-920.000	Utilities	DTE ENERGY 3219-953-006-8	0	08/26-09/28	10/17/2005	46.50
101-442.000-920.000	Utilities	DTE ENERGY 2949-542-0008-4	0		10/17/2005	28.95
101-442.000-920.000	Utilities	DTE ENERGY 2949-542-0002-7	0		10/17/2005	71.09
101-442.000-920.000	Utilities	DTE ENERGY 2949-542-0003-5	0		10/17/2005	49.09
101-442.000-920.000	Utilities	DTE ENERGY 2949-542-0003-05	0		10/17/2005	81.99
101-442.000-920.000	Utilities	DTE ENERGY 2027-649-0001-7	0		10/17/2005	46.37
				Total Downtown Public Works		890.99
Dept: Engineering						
101-447.000-830.006	Eng SPR	OHM GEO-SOFTWARE, INC. PROJECT #0130-03-1032	0	106977	10/18/2005	206.50

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Village of Dexter

Fund	Department	GL Number	Vendor Name	Check	Invoice	Due	Amount
Account	Account	Abbrev	Invoice Description	Number	Number	Date	
Fund: General Fund							
Dept: Engineering							
101-447 000-830 006	Eng SPR		OHM GEO-SOFTWARE, INC. PROJECT #0130-03-1033	0	106978	10/18/2005	830.25
Total Engineering							1,036.75
Dept: Municipal Street Lights							
101-448 000-920 003	St Lights		DTE ENERGY-STREET LIGHTING #12528	0	2804213	10/17/2005	1,615.82
101-448 000-920 003	St Lights		DTE ENERGY-STREET LIGHTING #12526	0	2804492	10/17/2005	2,570.13
101-448 000-920 003	St Lights		DTE ENERGY-STREET LIGHTING #12529	0	2804637	10/17/2005	244.84
101-448 000-920 003	St Lights		DTE ENERGY-STREET LIGHTING #12626	0	2800166/2800168	10/17/2005	134.99
Total Municipal Street Lights							4,565.78
Dept: Solid Waste							
101-528 000-805 000	Solid Wast		WASIE MANAGEMENT RESIDENTIAL	0	1334370	10/18/2005	15,377.63
101-528 000-805 000	Solid Wast		WASTE MANAGEMENT COMMERCIAL	0	1197315	10/18/2005	18,337.74
Total Solid Waste							33,715.37
Dept: Parks & Recreation							
101-751 000-721 000	Health & L		BLUE CARE NETWORK OF MICHIGAN 11/1/05-11/31/05	0	052810002353	10/17/2005	69.75
101-751 000-721 000	Health & L		GADALETO, RAMSBY & ASSOCIATES LIFE INSURANCE	0	10/13/05	10/18/2005	2.50
101-751 000-731 000	Landscape		ENGAN-TOOLEY-DOYLE & ASSOC. RODEO ROCKY SPRING RIDER	0	08/09/05	10/17/2005	902.00
Total Parks & Recreation							974.25
Dept: Insurance & Bonds							
101-851 000-719 000	Unemployme		MICHIGAN MUNICIPAL LEAGE QUARIERLY CONTRIBUTION	0	09/30/05	10/17/2005	9.39
101-851 000-721 001	Retiree He		BLUE CARE NETWORK OF MICHIGAN 11/1/05-11/31/05	0	052810002353	10/17/2005	1,670.70
Total Insurance & Bonds							1,680.09
Dept: Capital Improvements CIP							
101-901 000-974 004	CIP Salt S		OHM GEO-SOFTWARE, INC PROJECT #0130-05-0081	0	106987	10/18/2005	2,746.00
Total Capital Improvements CIP							2,746.00
Fund Total							97,208.09
Fund: Major Streets Fund							
Dept: Contracted Road Construction							
202-451 000-803 000	Contracted		IRON CREEK CONSRUCTION INC RE DRAIN RYAN DR	0	10/04/05	10/18/2005	4,500.00
Total Contracted Road Construction							4,500.00
Dept: Routine Maintenance							
202-463 000-721 000	Health & I		BLUE CARE NETWORK OF MICHIGAN 11/1/05-11/31/05	0	052810002353	10/17/2005	362.69
202-463 000-721 000	Health & I		GADALETO, RAMSBY & ASSOCIATES LIFE INSURANCE	0	10/13/05	10/18/2005	13.00
Total Routine Maintenance							375.69
Dept: Traffic Services							
202-474 000-721 000	Health & L		BLUE CARE NETWORK OF MICHIGAN 11/1/05-11/31/05	0	052810002353	10/17/2005	111.60
202-474 000-721 000	Health & L		GADALETO, RAMSBY & ASSOCIATES LIFE INSURANCE	0	10/13/05	10/18/2005	4.00
Total Traffic Services							115.60
Dept: Winter Maintenance							
202-478 000-721 000	Health & L		BLUE CARE NETWORK OF MICHIGAN 11/1/05-11/31/05	0	052810002353	10/17/2005	223.20

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Village of Dexter

Fund	Department	GL Number	Vendor Name	Check	Invoice	Due	
Account	Account	Abbrev	Invoice Description	Number	Number	Date	Amount
Fund: Major Streets Fund							
Dept: Winter Maintenance							
202-478 000-721.000	Health & L		GADALETO, RAMSBY & ASSOCIATES	0		10/18/2005	8.00
			LIFE INSURANCE		10/13/05		
					Total Winter Maintenance		231.20
					Fund Total		5,222.49
Fund: Local Streets Fund							
Dept: Contracted Road Construction							
203-451 000-970.000	Capital Im		HAENGEL & ASSOCIATES	0		10/17/2005	950.00
			K-STREET		H-05-405-G-1		
203-451 000-970.000	Capital Im		OHM GEO-SOFTWARE, INC.	0		10/18/2005	4,942.75
			PROJECT #0130-05-0061		106984		
203-451 000-970.000	Capital Im		OHM GEO-SOFTWARE, INC.	0		10/18/2005	1,698.50
			PROJECT#0130-05-0068		106985		
					Total Contracted Road Construction		7,591.25
Dept: Routine Maintenance							
203-463 000-721.000	Health & L		BLUE CARE NETWORK OF MICHIGAN	0		10/17/2005	111.60
			11/1/05-11/31/05		052810002353		
203-463 000-721.000	Health & I		GADALETO, RAMSBY & ASSOCIATES	0		10/18/2005	4.00
			LIFE INSURANCE		10/13/05		
					Total Routine Maintenance		115.60
Dept: Traffic Services							
203-474 000-721.000	Health & I		BLUE CARE NETWORK OF MICHIGAN	0		10/17/2005	27.90
			11/1/05-11/31/05		052810002353		
203-474 000-721.000	Health & I		GADALETO, RAMSBY & ASSOCIATES	0		10/18/2005	1.00
			LIFE INSURANCE		10/13/05		
					Total Traffic Services		28.90
Dept: Winter Maintenance							
203-478 000-721.000	Health & L		BLUE CARE NETWORK OF MICHIGAN	0		10/17/2005	55.80
			11/1/05-11/31/05		052810002353		
203-478 000-721.000	Health & I		GADALETO, RAMSBY & ASSOCIATES	0		10/18/2005	2.00
			LIFE INSURANCE		10/13/05		
					Total Winter Maintenance		57.80
					Fund Total		7,793.55
Fund: Sewer Enterprise Fund							
Dept: Sewer Utilities Department							
590-548 000-721.000	Health & L		BLUE CARE NETWORK OF MICHIGAN	0		10/17/2005	3,889.65
			11/1/05-11/31/05		052810002353		
590-548 000-721.000	Health & L		GADALETO, RAMSBY & ASSOCIATES	0		10/18/2005	45.00
			LIFE INSURANCE		10/13/05		
590-548 000-740.000	Operating		STAPLES BUSINESS ADVANTAGE	0		10/18/2005	83.04
			FILE CABINET, HP TONER		8003611649		
590-548 000-740.000	Operating		S.F. STRONG	0		10/18/2005	73.20
			PAPER PRODUCTS		114078-00		
590-548 000-742.000	Chem Plant		ALEXANDER CHEMICAL CORPORATION	0		10/18/2005	904.36
			CHEMICALS		0352058		
590-548 000-742.000	Chem Plant		ALEXANDER CHEMICAL CORPORATION	0		10/18/2005	-545.00
			CREDIT		0352059		
590-548 000-745.000	Uniform Al		CINTAS CORPORATION	0		10/17/2005	38.93
			WATER PLANT		300734027		
590-548 000-745.000	Uniform Al		CINTAS CORPORATION	0		10/17/2005	38.93
			WATER PLANT		300739064		
590-548 000-745.000	Uniform Al		CINTAS CORPORATION	0		10/17/2005	38.93
			WATER PLANT		300744105		
590-548 000-745.000	Uniform Al		CINTAS CORPORATION	0		10/17/2005	38.93
			WATER PLANT		300749190		
590-548 000-751.000	Gasoline &		CORRIGAN OIL COMPANY	0		10/17/2005	905.36
			0738276		09/30/05		
590-548 000-824.000	Testing &		ANN ARBOR TECHNICAL SERVICES	0		10/17/2005	80.00
			LABORATORY SERVICES		10/11/05		
590-548 000-830.002	Engineerin		OHM GEO-SOFTWARE, INC	0		10/18/2005	8,359.75
			PROJECT #0130-05-0041		106983		

Date: 10/19/2005

Time: 11:22am

Page: 5

Village of Dexter

Fund	Department	GL Number	Vendor Name	Check	Invoice	Due	
	Account	Abbrev	Invoice Description	Number	Number	Date	Amount
Fund: Sewer Enterprise Fund							
Dept: Sewer Utilities Department							
590-548	000-920 000	Utilities	ORBII COMMUNICATIONS	0		10/18/2005	27.99
			BATT P2K 6MM LI ION		100405		
590-548	000-920 001	Telephones	NEXTEL COMMUNICATIONS	0		10/17/2005	97.96
			9/7/05-10/6/05		593543512-043		
590-548	000-920 001	Telephones	ORBIT COMMUNICATIONS	0		10/18/2005	21.99
			1205 CASE		100978		
590-548	000-920 001	Telephones	SBC	0		10/18/2005	30.61
			734-424-1425-2430		09/08-10/7/05		
590-548	000-970 000	Capital Im	DAVID SCHLAFF	0		10/18/2005	400.00
			DEXTER ANN ARBOR ST		10/12/05		
Total Sewer Utilities Department							14,529.63
Fund Total							14,529.63

Fund: Water Enterprise Fund						
Dept: Water Utilities Department						
Fund	Account	Department	Object	Amount	Encumbrance	Balance
591-556	000-721	000	Health & L	BLUE CARE NETWORK OF MICHIGAN	0	972.41
				11/1/05-11/31/05	052810002353	
591-556	000-721	000	Health & I	GADALETO, RAMSBY & ASSOCIATES	0	30.00
				LIFE INSURANCE	10/13/05	
591-556	000-740	000	Operating	CHAMPION WATER TREATMENT	0	12.00
				WATER PLANT	10/17/2005	
591-556	000-745	000	Uniform Al	CINTAS CORPORATION	0	28.04
				WATER PLANT	300734027	
591-556	000-745	000	Uniform Al	CINTAS CORPORATION	0	28.04
				WATER PLANT	300739064	
591-556	000-745	000	Uniform Al	CINTAS CORPORATION	0	28.04
				WATER PLANT	300744105	
591-556	000-745	000	Uniform Al	CINTAS CORPORATION	0	33.04
				WATER PLANT	300749190	
591-556	000-802	000	Profession	ROBERT STACEY	0	425.00
				EXCAVATION	10/03/05	
591-556	000-830	000	Engineerin	OHM GEO-SOFTWARE, INC.	0	1,159.50
				PROJECT #0130-04-0071	106980	
591-556	000-920	001	Telephones	NEXTEL COMMUNICATIONS	0	74.09
				9/7/05-10/6/05	593543512-043	
591-556	000-977	000	Equipment	ETNA SUPPLY CO	0	1,980.00
				SENSUS 510 DUAL PORT	1143063-01	
Total Water Utilities Department						4,770.16
Fund Total						4,770.16

Fund: Trust & Agency Fund					
Dept: Assets, Liabilities & Revenue					
Account Number	Object Class	Project	Quantity	Unit Cost	Total Cost
701-000 000-253 005	Dexter Cro	OHM GEO-SOFTWARE, INC PROJECT #0130-05-0071	0	106986	1,818.75
701-000 000-253 005	Dexter Cro	OHM GEO-SOFTWARE, INC. PROJECT #0130-98-0023	0	106991	831.50
701-000 000-253 010	Eaton Cour	OHM GEO-SOFTWARE, INC. PROJECT #0130-03-1023	0	106976	85.00
701-000 000-253 015	Huron Farm	OHM GEO-SOFTWARE, INC. PROJECT #0130-02-0043	0	106975	1,157.75
701-000 000-253 028	Boulder Pa	OHM GEO-SOFTWARE, INC.. PROJECT #0130-04-1022	0	106981	273.00
701-000 000-253 030	Monument P	OHM GEO-SOFTWARE, INC. PROJECT #0130-04-1033	0	106982	2,247.50
701-000 000-253 031	Dexter Pla	OHM GEO-SOFTWARE, INC PROJECT #0130-05-1012	0	106988	1,453.75
701-000 000-253 036	Bishop Con	OHM GEO-SOFTWARE, INC PROJECT #0130-05-1041	0	106989	1,366.00
701-000 000-253 037	7842 Grand	OHM GEO-SOFTWARE, INC. PROJECT #0130-05-1051	0	106990	418.00
Total Assets, Liabilities & Revenue					9,651.25
Fund Total					9,651.25

## INVOICE APPROVAL LIST BY FUND

Date: 10/19/2005

Time: 11:22am

Page: 6

Village of Dexter

-----						
Fund	GL Number	Vendor Name	Check	Invoice	Due	
Department	Abbrev	Invoice Description	Number	Number	Date	Amount
Account						
-----						
Grand Total						139,175 17

AGENDA 10.24.05  
K-1

Scenario Analysis - Annexation Request by Peters Building Company of Sloan Farm Property in Selo Township Prepared by Shawn Keough, Village of Dexter Tuesday, October 18, 2005						
#	Possible Scenario	Why or How the Village could Benefit?	Why or How Selo Twp could Benefit?	What are the Impacts to the Village?	What are the Impacts to Selo Twp?	Key Questions for Selo Twp (Not necessarily unique to one scenario)
1	Village Rejects Annexation Request	1 Preserves "small town" character 2 3	1 Preserves "undeveloped land" 2 3	1 Potential Loss of Future Revenue 2 Village Loses "Voice" in how area may be developed in the future 3	1 Potential Loss of Future Revenue 2 3	1 2 3
2	Village Accepts Annexation Request and Wash County votes in favor of the Annexation	1 Provides opportunity for Slow Managed Growth Scenario 2 Opportunity to plan the development 3 Opportunity to shape the "Entrances to the Village" 4 Increased Revenue would provide financial security into future 5 Provides Growth in Area consistent with Wash County Master Plan & WATS Plan 6 7	1 Added Revenue without the Cost of Services 2 Ability for Additional Areas within the Twp to have public water and sewer 3 Increased Revenue would provide financial security into future 4 Provides Growth in Area consistent with Wash County Master Plan & WATS Plan 5 6 7	1 Additional Police, Fire and DPW Services required for new development 2 Need to maintain public water and public sewer for new development 3 Increased Baker Road Traffic 4 5 6 7	1 Loss Ability to plan development 2 Perception that Twp is smaller 3 Increased Baker Road Traffic 4 5 6 7	1 Are there businesses in Selo that would benefit from access to Village's water and wastewater facilities? 2 3 Why did Selo Twp vote against the Baker Road Corridor plan after all of the effort by both communities
3	Village Accepts Annexation Request and Wash County votes against the Annexation	1 2 3 4 5 6 7	1 Provides status quo, if desired 2 3	1 Strained Relationship with Selo Township 2 Strained Relationship with Wash County 3	1 Strained Relationship with Village of Dexter 2 Probably means Scenario 6 is on the horizon 3	1 Does Selo Twp agree with County Master Plan? 2 3
4	Village and Selo Township Agree to enter into 425 Agreement	1 Opportunity for Regional Planning effort 2 Opportunity to plan Slow Managed Growth Scenario 3 Opportunity to Increase Future Revenue 4 Opportunity to Strengthen Relationship with Selo Twp 5 Provides Growth in Area consistent with Wash County Master Plan & WATS Plan 6 7	1 Opportunity for Regional Planning effort 2 Opportunity to plan Slow Managed Growth Scenario 3 Opportunity to Increase Revenue 4 Opportunity to Strengthen Relationship with Village of Dexter 5 Provides Growth in Area consistent with Wash County Master Plan & WATS Plan 6 7	1 Prevents future annexation requests by Village to south 2 3 4 5 6 7	1 Must negotiate control they want 2 3 4 5 6 7	1 Is Selo Twp willing to discuss a possible 425 Agreement with the Village? 2 Does Selo Twp endorse the concept of Slow Managed Growth? 3 4 5 6 7
5	Village and Selo Decide to SWAP Future Annexation Areas	1 Even SWAP of Acreage allows Village to grow slowly over time. 2 Village would not have to pay for new utilities in Bates Farms, other areas, etc., would stay in the "two" as they exist today. 3 Village doesn't annex areas that "don't want to be in the Village"	1 No change in annexed acreage from original agreement - only redefines boundaries 2 Bates Farms, Shield Road area, etc., would stay in the "two" as they exist today. 3	1 2 3	1 2 3	1 Would Selo Twp consider a SWAP of Annexation Areas? 2 3
6	Peters Building decides to pursue other options (Independent Water & Wastewater Facilities)	1 2 3	1 Property can be developed per existing zoning or Peters must ask for Rezoning - Selo still controls rezoning 2 3	1 No control of water and wastewater or affects on the watershed 2 Village does not have input into the development 3	1 No control of water and wastewater or affects on the watershed 2 3	1 Is Selo concerned about this scenario? 2 3



(1)

PROMULGATION OF ANNEXATION POLICY

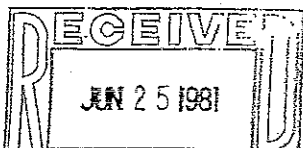
Scio Township and the Village of Dexter for the purpose of furthering their common welfare, do hereby promulgate, as their mutual policy and declare their intentions to abide by and be bound by the same in their exercise of governmental authority insofar as practical and not in conflict with the law, as follows:

1. The Township and the Village agree that a logical ultimate boundary between the Township and the Village would be created by the eventual annexation to the Village and release from the Township of the following described territory:

All portions of Section 6, T2S, R5E which are not now in the Village of Dexter; all portions of Section 7, T2S, R5E which lie north of the centerline of Shield Road and west of the centerline of Baker Road; all portions of Section 5, T2S, R5E which are not now in the Village of Dexter and which lie southwesterly of the waterline of the Huron River.

The Township agrees that it will not interpose objections to the Annexation of said territory or any portion thereof, in any proceeding upon such annexation before the Board of Commissioners of Washtenaw County, or court of law, provided that such annexation would not create an enclave of territory in the Township enclosed within the territory of the Village, or would not annex territory lacking contiguity with a then existing boundary line of the Village.

2. The Township and Village agree that upon accomplishment of the annexation to the Village of the area set forth in paragraph 1 above, in a manner satisfactory to both parties, it is their intent to further agree upon the final definition of the ultimate boundary between the Township and Village which would be created by the



eventual annexation to the Village and release  
from the Township of all of the following described  
territory:

All portions of the north half of Section  
7, T2S, R5E which are East of Baker Road  
and which are not then in the Village of  
Dexter; all portions of the Northwest  
quarter of Section 8, T2S, R5E.

and that subject to the provisions of the preceding  
paragraphs 1 and 2 the ultimate boundary between the  
Township and the Village shall remain as presently  
exists.

Nothing contained herein is intended to affect the  
right of a property owner to object to the annexation of that  
owner's land to the Village

The Township agrees that should it become a Charter  
Township, such a change in status would not affect this agree-  
ment in any manner, nor place any limitations on the Village's  
ability to annex the portion of Scio Township that may be  
annexed as defined in this agreement, since the boundaries  
which will be created by the annexation as defined will result  
in straight, uniform boundaries.

This instrument executed in duplicate this 23 day of  
June, 1981.

TOWNSHIP OF SCIO

By: Robert A. Jones

Robert A. Jones  
Its Supervisor

By: Gay F. Korschuh

Gay F. Korschuh  
Its Clerk

VILLAGE OF DEXTER

By: Larry L. Burgess

Larry L. Burgess  
Its President

By: Alicia Dwyer Pratt

Alicia Dwyer Pratt  
Its Clerk

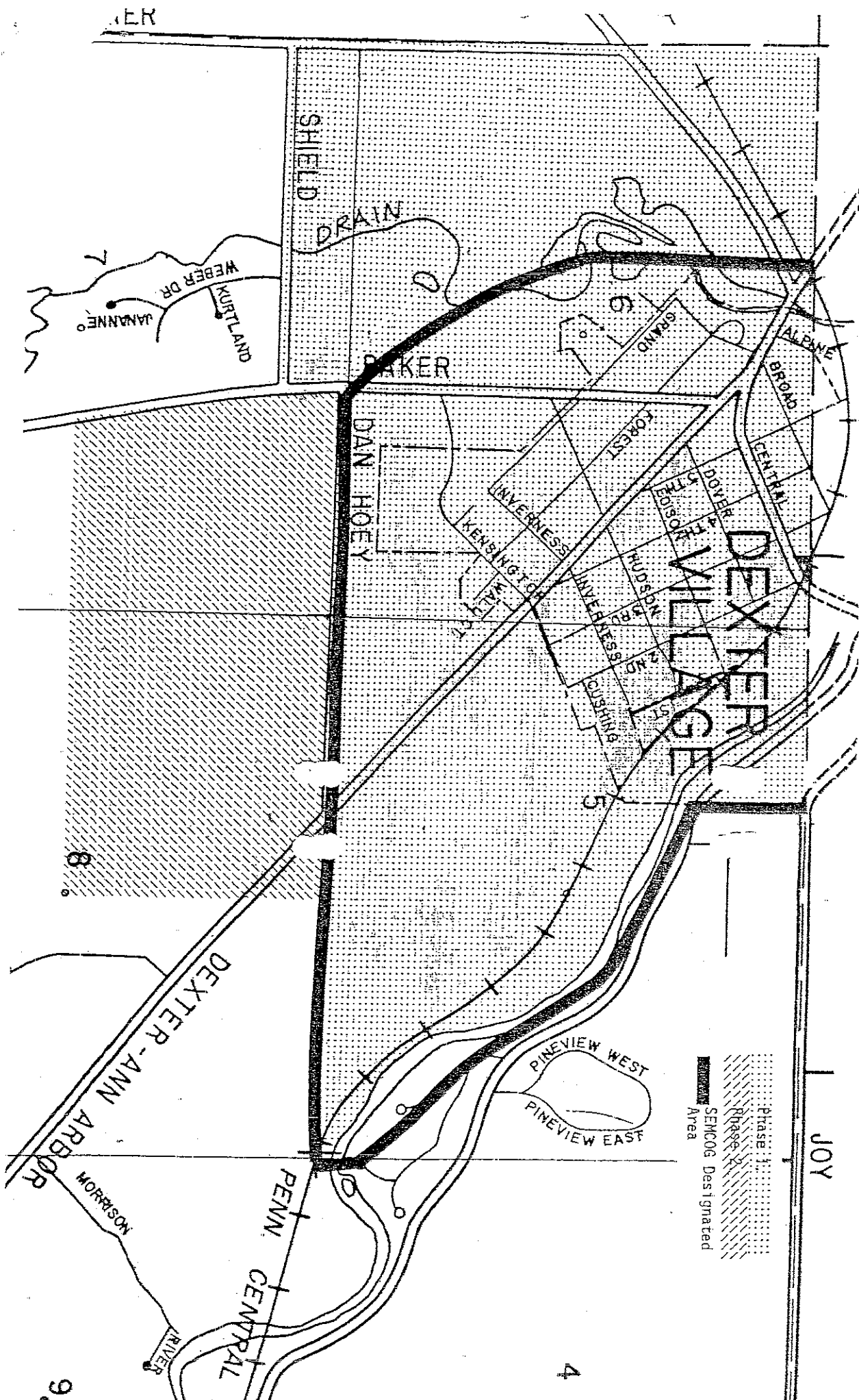
APPROVED AS TO FORM & CONTENT:

John L. Etter

Reading & Etter  
Attorneys for Township of Scio

Thomas L. Stringer

Thomas L. Stringer  
Attorney for Village of Dexter



## (1) AMENDMENT

### AMENDMENT TO 1981 TOWNSHIP-VILLAGE AGREEMENT

The 1981 Township-Village Agreement is hereby modified as follows:

The Agreement is modified to include the following lands within Phases I and II, which properties shall be annexed upon the approval of this agreement.

- a) The northern 100(+/-) acres of the Kingsley property as requested and described by the petitioner.
- b) The strip of land from Walkabout Creek to Baker Road which serves as the service drive and will eventually be improved as a regular entry/exit for the Walkabout Apartments complex.
- c) The Mill Pond and Stream west to the western high water mark, south to the southern end of the Dexter School property, and north to the end of the Township.

The Agreement is further modified to provide that annexation of any undeveloped land in Phase I or Phase II shall be granted when requested by the property owner.

The Agreement is further modified for those developed properties within Phases I and II to include a moratorium on annexation until December 31, 2006 unless one of the following takes place:

- a) A property owner whose land is contiguous to the Village at the time of their request petitions for annexation to the Village.
- b) Two or more property owners whose land is not contiguous to the Village petition for annexation to the Village.
- c) Public health and safety issues demonstrate a need for annexation to the Village.

All other aspects of the 1981 Agreement remain in effect.

This instrument is executed in duplicate this 11<sup>th</sup>  
day of APRIL, 1995.

TOWNSHIP OF SCIO

VILLAGE OF DEXTER

By: R. S. Tucke  
Its Supervisor

By: Philip J. Albrow  
Its President

By: Jay F. Konechuk  
Its Clerk

By: \_\_\_\_\_  
Its Clerk

APPROVED AS TO FORM AND  
CONTENT:

By: John L. Otter  
Attorney for the Township

By: Bruce Smith  
Attorney for the Village

BLS250

RESOLUTION OF MUTUAL COOPERATION

WHEREAS, the Village of Dexter and the Township of Scio share a common boundary; and

WHEREAS, a cooperative effort with regard to regional planning in those areas where common boundaries exist can foster and improve relationships and understandings between the communities, thereby assuring to the citizens of both communities an improved quality of life; and

WHEREAS, both communities recognize that it is in their mutual best interest to coordinate and cooperate with regard to all issues relating to the future development of lands adjacent to their common boundary;

NOW, THEREFORE, BE IT RESOLVED that the Village of Dexter and the Township of Scio enter into discussions to accomplish the following goals to the mutual benefit of both communities, and to work toward their implementation by March 31, 1996:

1. The establishment of common zones of interest along the border; and

2. The establishment of joint policies for the governance of common zones of interest. These policies may include, but not be limited to, land use, density of development, and the delivery of services; and

3. A determination of whether the current border is appropriate in light of discussions and decisions which flow from the two preceding goals.

Adopted this \_\_\_\_\_ day  
of March, 1995

VILLAGE OF DEXTER

By: Philip J. Leibow

Its:

Adopted this \_\_\_\_\_ day  
of March, 1995

TOWNSHIP OF SCIO

By: R. S. Tickle

Its: Supervisor

# Township of SCIO

N. Zeeb Road • Ann Arbor, MI 48103  
(313) 665-2123

April 10, 1995

Mr. Philip J. Arbour  
President, Village of Dexter  
8140 Main Street  
Dexter, MI 48130

Dear Phil,

We received the proposed modification to the 1981 Township-Village Promulgation Agreement and forwarded it to our attorney, John Etter, for his review. One provision in the agreement is somewhat ambiguous and it therefore seems appropriate to make sure we agree on the interpretation. Rather than rewriting the document, and repeating the approval process, I think that an exchange of letters will suffice.

The following language is part of the proposed agreement:

*The Agreement is further modified for those developed properties within Phases I and II to include a moratorium on annexation until December 31, 2006 unless one of the following takes place:*

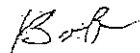
- a) a property owner whose land is contiguous to the Village at the time of their request petitions for annexation to the Village.*
- b) two or more property owners whose land is not contiguous to the Village petition for annexation to the Village.*

It is the Township's interpretation of a) and b) above that in the event such actions do occur, the moratorium will remain in effect for all developed properties within Phases I and II, excepting those for which annexation has been requested. In other words, a) and b) will permit the selective annexation of some parcels without affecting the moratorium on other developed properties.

I would greatly appreciate it if you would confirm to me in writing the above interpretation. I will then sign the Agreement and forward copies to you.

In closing, I would like to add that I am very pleased that our two communities have been able to resolve issues surrounding annexation of the Kingsley property in a mutually beneficial manner.

Sincerely yours,

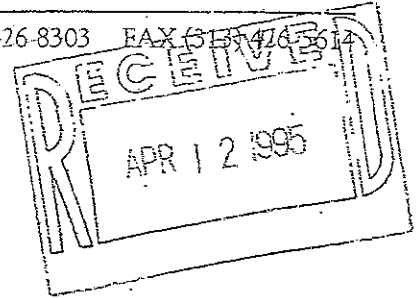


Robert S. Tickle  
Supervisor

# VILLAGE OF DEXTER

8140 Main Street     Dexter, Michigan 48130 -1092

Phone (313) 426-8303     FAX (313) 426-5614



April 10, 1995

Robert S. Tickle, Supervisor  
Township of Scio  
827 N. Zeeb Road  
Ann Arbor, Michigan 48103

Dear Bob,

With reference to your letter of today, please be advised I agree with your interpretation of the Agreement and urge you to proceed with necessary signatures.

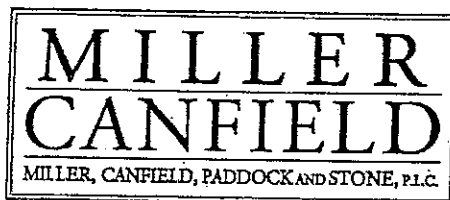
I, too, am pleased that our communities have been able to resolve this issue in a mutually beneficial manner, and look forward to continuing communications on those land areas that juxtapose our two jurisdictions.

Sincerely,

Philip J. Arbour  
President



Founded in 1852  
by Sidney Davy Miller



WILLIAM B. BEACH  
TEL: (313) 496-7617  
FAX: (313) 496-8450  
E-MAIL: beach@millercanfield.com

150 West Jefferson, Suite 2500  
Detroit, Michigan 48226  
TEL: (313) 963-6420  
FAX: (313) 496-7500  
[www.millercanfield.com](http://www.millercanfield.com)

MICHIGAN: Ann Arbor  
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New York, NY  
Pensacola, FL  
Washington, DC

CANADA: Windsor, ON

POLAND: Gdynia  
Katowice • Warsaw

August 27, 2004

Via E-mail

Mrs. Donna Eureste  
8140 Main St.  
Dexter, MI 48130-1092

Re: Summary of W. Beach Presentation of August 23, 2004

Donna:

As requested by Jim Seta, I am providing you with an outline or summary of Monday night's presentation.

### **Review of Historical Agreements**

1. **1981: "Promulgation of Annexation Policy"** between Scio Township and the Village of Dexter. This agreement recognized and agreed that the Village boundary should grow and ultimately encompass certain additional township properties described in Phase I and II of the agreement. The Township agreed not to oppose the annexation by the Village of the described territories as long as they were contiguous and did not create enclaves of Township property within the Village boundary.

#### **Questions raised:**

- How will we handle the need for water and sewer services in Phase I and II? If the Village has the capacity to provide the services, the Village may provide them to Phase I and II once they are annexed into the Village. There is no requirement to provide water unless there is a health issue. State law requires all residences within 200 feet of public sewer to hook up to the sewer. The cost of extending these services is to be borne by those who receive the services through special assessment.

- Who becomes responsible for roads and bridges? Public roads will transfer to Village jurisdiction upon annexation unless they are under state or federal jurisdiction. Private roads remain private. The Village is not obligated to maintain or repair private roads or even enforce local traffic ordinances on them. If any bridges are included in the annexed area, the responsibility for those bridges transfers to the Village.
- Does annexation automatically occur for Phase I and II on January 1, 2007? No. This document sets forth a policy. In order for the land within Phases I and II to be annexed. The Village must petition the county to approve its annexation according to the process described below.
- Does Phase I have to be annexed before Phase II can be annexed? The language implies that progression of annexation. But the amendment in 1995 seems to change that by including Kingsley Farms, Walkabout Creek and the Mill Pond and Stream within Phases I and II without assigning said property to either Phase and allows annexation of undeveloped property in either Phase if requested by the property owner, without regard to any priority.
- Does the Village have the flexibility to annex only parts of Phase I or II rather than the entire Phase at once? Yes. There is no requirement that the entire Phase be annexed at once. If property owners can petition the Village to be annexed, the documents anticipated partial annexation of each Phase.

2. 1990: Kingsley Farm petition for annexation; Washtenaw County Board of Commissioners approved by resolution the annexation of certain additional properties.

3. 1995: Amendment to 1981 Township Village Agreement: This Agreement amended the 1981 agreement to include the Kingsley Farms, Walkabout Creek and Mill Pond and Stream in Phases I and II. It permitted the annexation of undeveloped land in Phase I and II if so petitioned by the property owners. The amendment, however, placed a moratorium on annexation of all developed land in Phase I and II by the Village until December 31, 2006, unless eligible for annexation and requested by the property owner.

- Does the Amended Agreement have a perpetual life or, in other words, can the village wait indefinitely to annex property in Phases I and II after expiration of the moratorium in 2007? The Policy Agreement does not

Mrs. Donna Eureste

-3-

August 27, 2004

have an expiration date. Nor does the 1995 Amendment. The consent of the township to permit annexation of the property governed by these two agreements will only extend into the reasonable and immediate future. The courts frown on perpetual agreements.

- Does the Policy Agreement and its Amendment prohibit the Village from annexing any other property from the township that would be otherwise qualified for annexation? The Policy Agreement does state that "subject to the provisions of paragraphs 1 and 2, the ultimate boundary between the Township and the Village shall remain as presently exists." However, the Resolution of Mutual Cooperation, which was attached to the 1995 Amendment gave and indication that there would be future considerations given to the boundary between the Township and the City. The intent of all of the agreements also implies that the documents will not preclude property owners from their right to petition for annexation into the Village. It is arguable that the Village has agreed to limiting its boundaries to Phases I and II and that the manner in which additional annexations occur shall be by amendment to the Policy Agreement as was done in 1995 or by use of 425 agreements. The language is not strong, however, and may not survive judicial scrutiny.

4. 1997: Webster Township 425 Agreement: This agreement conditionally transferred municipal jurisdiction of three different groups of property from Webster Township to the Village for fifty (50) years. (1) Parcel A, a 94 acre parcel, the Fricke property, was conditionally transferred with all of the municipal powers and authority being given to the Village. (2) Parcel B, twenty eight separate parcels, were transferred to Village, but not until the individual parcel owners requested conditional transfer into Village jurisdiction. (3) Parcel C, a group of four commercial/industrial parcels, was transferred to the Village only for the purpose of securing water and sanitary sewer services. For all other purposes, the parcels in the third group remained under the jurisdiction of the Township which would provide all other municipal services.

- What if the Village became a city? This 425 agreement indicated that if the Village were to become a city, the then city would share the tax proceeds with the Township from the conditionally transferred property at an amount not to exceed the then current Township millage rate for twelve (12) years. There is some confusing language about the millage rate not exceeding 1.6 mills. I am not sure the effect or enforceability of that provision. It will require further research.

- What would happen to the properties at the expiration of the 425 agreement? Parcels A and B would remain in the Village upon termination of the 425 agreement. Parcel C would revert back to Township jurisdiction.
- Can the Village be forced to annex property described in any of the agreements? No. There is no requirement in the agreements forcing the Village to annex property. It may or may not choose to annex any property under any of the above agreements.

5. 2000: High School 425 Agreement: A fifty (50) year 425 agreement was entered with Scio Township whereby the Village would provide all municipal services, including water and sewer, to the high school site. At the expiration of the agreement, jurisdiction of the property would revert back to the Township.

#### **The Annexation Process**

The process for annexing property to the Village of Dexter is governed by Section 6 of the General Law Village Act (Act 3 of PA of 1859, MCL 74.6). Unlike Home Rule Cities, general law villages have only one way to annex properties from townships. It begins with village adopting a resolution to petition to the Washtenaw County Board of Commissioners for annexation of certain property. The process is as follows:

1. Rule of Contiguity: In order for property to be eligible to be annexed to the Village, the property must be:

- (a) Contiguous to the boundary of the village.
- (b) The contiguous portion of the shared boundary must be somewhat proportionate to the size of the parcel to be annexed. It cannot be a mere touching of corners.
- (c) The annexation of the property cannot create any enclaves of Township property completely enclosed by the Village.

2. Petition: Either the property owner petitions the Village to annex his or her property into the Village and the Village agrees to petition the county in response to the property owner's request, or the Village Council itself initiates a similar annexation petition with or without the property owner's approval. The petition must contain a metes and bounds description of the property. This is generally provided and paid for by the property owner petitioning for the annexation. The petition shall contain the reasons

why the property should be annexed to the village. Reasons for annexation should be economic development, the straightening of boundaries, or simply by agreement with the Township. The reason requires some thought because it has to be convincing to the County Board of Commissioners.

Question: Does the property to be annexed have to be surveyed? Not necessarily. The metes and bounds description has to be acceptable to the Office of the Great Seal. If the description is carefully drawn up by a surveyor or engineer, a survey may not be necessary.

3. Hearing/Public Notice: There is no statutory requirement that a public hearing on the annexation petition be held at the village level. Holding a public hearing is up to the discretion of the village government. There is a requirement, however that the village clerk publish a notice of the time and place that the county board of commissions will hear the village's petition for annexation. That notice has to be published for at least three weeks immediately prior to the county's public hearing on the petition.

4. Resolution/Petition: The village council adopts a formal resolution petitioning the county board of commissioners to approve the annexation of a specifically described eligible parcel of property into the village, including the reasons for said annexation.

5. County Public Hearing: A public hearing is held by the county board of commissioners, inviting all interested parties to the hearing. If the township or any of its residents oppose the petition, this is the hearing where they express their opposition. If the township consents to the annexation, that consent should be presented in the form of a resolution or other written form of approval. The presentation by the village to the county board should be pre-planned and carefully orchestrated so that there are as few surprises as possible for the board. If, in order to placate potential township objection, this requires negotiating side agreements with the township, said action should be contemplated.

6. County Board Action: The county board of commissioners determines whether or not to approve the annexation of the petitioned property or annexation of any portion of the property petitioned for annexation. The vote is entirely discretionary on the part of the county commissioners. But the board generally only looks at the process to determine if the property to be annexed is contiguous, does not create any enclaves and that all of the procedural requirements have been followed.

7. Filing: The order of the county board of commissioners is filed with the county clerk and the Office of the Great Seal of the Secretary of State in Lansing.

8. Township Objection/Detachment: Is there anything else a township or its residents can do to stop the annexation? A township or its residents can always seek legal redress in court. However, as long as there has been proper notice and the county board of commissioners holds a proper public hearing, the courts would have little reason to set aside the annexation. The decision is a legislative prerogative of the county which courts cannot second guess. A township has a remedy of detachment. But, unlike home rule cities, which I mistakenly included at the Monday meeting, where the issue of annexation can be the subject of a referendum, the General Law Village Act permits detachment only by petition adopted by resolution of the village council to the county board of commissioners. I do not think that is likely to happen with any village. This effectively makes detachment a non-issue for general law villages.

9. Time line: The only time requirement is the three week publication notice. Therefore, depending on the schedules of the respective public bodies, the process can take as little as a month.

10. Utilities: There is no requirement that utilities have to be provided to property which has been annexed, except as otherwise required by law.

#### **Act 425 Conditional Transfer of Property:**

Under Act 425 of PA 1984, MCL 124.21, one governmental entity can conditionally transfer all or part of its jurisdiction to another governmental entity for a period of fifty years for economic development purposes. Economic development includes residential, commercial and industrial uses. It does not include a park or recreational uses.

1. Basic Rules: The common law and certain of the provisions of Act 425 establish a few basic rules which must be followed.

(a) Contiguity: There is no rule of contiguity. Property conditionally transferred under a 425 agreement does not have to be adjacent to the village boundary.

(b) Annexation: No property within the boundary of a 425 agreement can be annexed into the village during the term of the 425 agreement unless specifically provided in the 425 Agreement itself. The property is conditionally transferred to the village until the end of the 425 agreement when it then may be annexed to the village. Property under village jurisdiction pursuant to a 425

MILLER, CANFIELD, PADDOCK AND STONE, P.L.C.

Mrs. Donna Eureste

-7-

August 27, 2004

agreement, is not village property for the purposes of contiguity. Township property adjoining conditionally transferred 425 property is not contiguous to the village boundary even though the village exercises conditional jurisdiction over the conditionally transferred property and it cannot be annexed.

2. Content of Agreement: Act 425 requires that the 425 agreement contain provisions that address certain findings set forth in the act; a term not to exceed fifty years; a legal description of the property; a tax sharing formulae if there is one; a schedule and method of distributing the tax revenue; the method of enforcing the provisions of the 425 agreement against either party; a description of the services to be transferred if not all inclusive; the jurisdiction of the transferred property (township or village) at the termination of the 425 agreement; the manner of termination or rescission of the agreement; the manner of accounting for tax revenues collected from the conditionally transferred property, and the manner by which they are disbursed.

3. Public Hearing: Once the provisions of the 425 agreement are agreed to, both the township and the village must hold a public hearing on the agreement. There is no special notice for the public hearing.

4. Referendum Period/Filing: A thirty (30) day referendum period begins the day following the public hearing within which time twenty (20%) percent of the registered voters residing within the conditionally transferred property can petition to hold a referendum on the 425 Agreement. If there are no registered electors living in the conditionally transferred area, fifty (50%) percent of the property owners in the conditionally transferred area can petition for a referendum. If the referendum is held and the agreement is approved, the village and the township execute the 425 agreement and file it with the county clerk and the office of the great seal with the Secretary of State. If it is defeated, everyone goes back to square one.

5. Example: I have attached an example of a 425 agreement for your review.

### Summary

I am sure this summary will raise an additional number of questions. Please either call me directly or e-mail me with your questions. Thank you for your patience.

MILLER, CANFIELD, PADDOCK AND STONE, P.L.C.

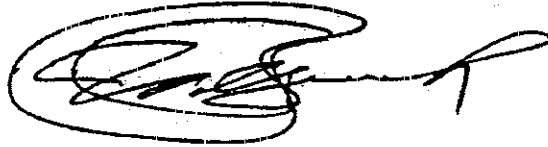
Mrs. Donna Eureste

-8-

August 27, 2004

Very truly yours,

MILLER, CANFIELD, PADDOCK AND STONE, P.L.C.

A handwritten signature in black ink, appearing to read "William B. Beach", enclosed within a large, loopy circular flourish.

By: \_\_\_\_\_

William B. Beach

WBB/mb  
Attachment



### Property Transfer Agreements

Map 3 depicts lands currently under agreement between the Village of Dexter and surrounding communities for annexation into the Village. The following is a brief summary of those agreements. As the specific details of annexation are beyond the scope of a Master Plan, the specific details of the agreements can be obtained at the Village Administrative offices.

- Dexter/Scio Annexation Agreement, Amended April 11, 1995. This agreement provides for the annexation of property from Scio Township into the Village of Dexter. Essentially, this agreement provides specific areas to be annexed into the Village after a December 31, 2006 moratorium has expired for land in two (2) phases.
- Dexter/Scio 425 Agreement for the Dexter High School, January 2000. An agreement to provide municipal services to the Dexter High School site located on the southeast corner of Parker and Shield Roads. The property in question remains a part of Scio Township, but under the jurisdiction of the Village.
- Dexter/Webster Conditional Transfer Agreement, April 1997. Provides for the transfer of properties as shown on Map 3 in three (3) separate considerations.
  - (A) 94.15 acre parcel located in Section 361 of Webster Township with frontage on Island Lake Road and Dexter-Pinckney Road.
  - (B) Twenty-eight separate parcels of land. To be annexed upon request of owners. (Jurisdiction to the Village.)
  - (C) Five parcels of property in Section 32 of Webster Township north of Joy Road and east of Mast Road. Utilities may be extended by the Village only for industrial use of this property. (Jurisdiction of the Township)

As noted above, full details of the above noted annexation/ 425 agreement language can be viewed at the Village Administrative offices.





### **Planning for Properties Outside the Current Village Limits**

In the case where properties are brought into the Village either through annexation or property transfer agreement (PA 425) the Village shall after study of the area amend the Master Plan to include said property into the Future Land Use Plan. The designation of this property shall be based in part, but not be limited to the following factors:

- Existing land use and zoning of the subject site and adjacent parcels,
- Natural feature considerations, i.e. woodlands, wetlands, floodplains, etc.,
- Transportation, i.e. roadway capacity and condition,
- Availability and capacity of utilities, i.e. sewer and water, etc.,
- Any applicable planning studies conducted in the area of consideration.

# VILLAGE OF DEXTER

## Property Transfer Agreements

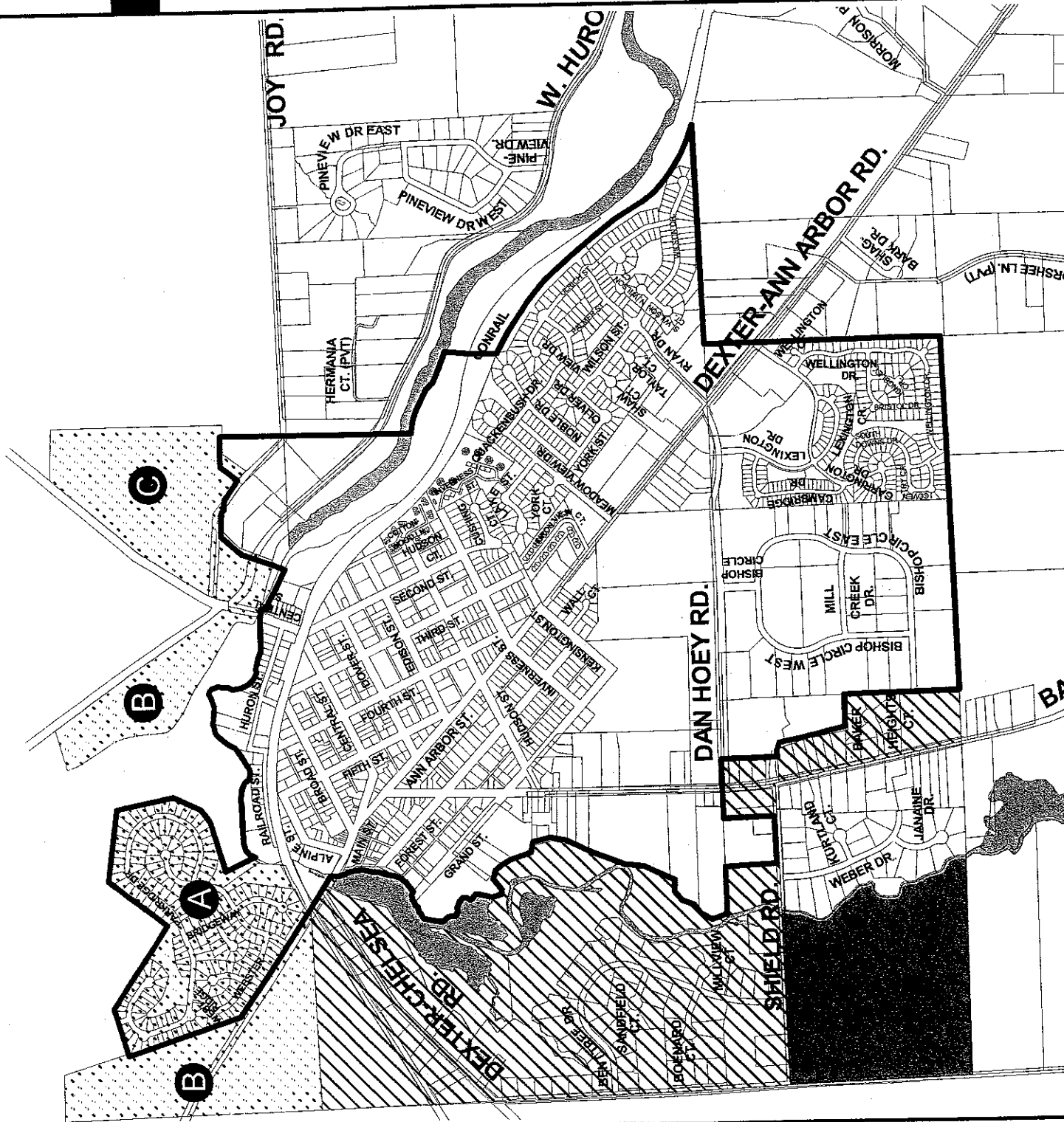
-  Dexter/Scio Area  
Covered under current annexation agreement
-  Dexter/Scio 425  
Agreement area for Dexter High School
-  Dexter/Webster 425  
Conditional transfer agreement 1997
-  Current Village Boundary

MAP 3

1000 0 1000 Feet



Carlisle/Wortman Associates, Inc.  
Community Planners & Landscape Architects  
Plot Generation: 3/29/05



# VILLAGE OF DEXTER

8140 Main Street Dexter, MI 48130-1092

[ddettling@villageofdexter.org](mailto:ddettling@villageofdexter.org)

Phone (734)426-8303

Fax (734)426-5614

## MEMO

**To: President Seta and Council**  
**From: Donna Dettling, Village Manager**  
**Date: October 24, 2005**  
**Re: Huron Commons Breakaway Bollards**

AGENDA 10-24-05  
ITEM K.2

This issue was postponed at the last Council meeting so that several items could be followed up on.

- Copies of easements completed, not necessarily recorded.
- Confirm that Home Owners Association – Executive Committee has authority to act on behalf of Association.
- Confirm if 51% acceptance by HOA is needed for placement of bollards

The HOA provided the attached documents to address the authority of the Board of Directors to act on behalf of the Association

OHM is working on the easement documents. They are researching the recorded Master Deed language to determine if this document adequately provides for the easements granted to the Village.

Let me know if you have any questions or concerns.

Thanks,

# HURON COMMONS BYLAWS

## ARTICLE XI

percentage of Units held by the non-developer Co-owners under subsection (b) results in a right of non-developer Co-owners to elect a fractional number of members of the Board of Directors, then a fractional election right of 0.5 or greater shall be rounded up to the nearest whole number, which number shall be the number of members of the Board of Directors that the non-developer Co-owners have the right to elect. After application of this formula the Developer shall have the right to elect the remaining members of the Board of Directors. Application of this subsection shall not eliminate the right of the Developer to designate 1 member as provided in subsection (i).

(iv) At the First Annual Meeting two (or three) Directors (depending on the total number of Directors on the Board) shall be elected for a term of two years and one (or two) Directors shall be elected for a term of one year. At such meeting all nominees shall stand for election as one slate and the two (or three) persons receiving the highest number of votes shall be elected for a term of two years and the one (or two) persons receiving the next highest number of votes shall be elected for a term of one year. At each annual meeting held thereafter, either two or three Directors shall be elected depending upon the number of Directors whose terms expire. After the First Annual Meeting, the term of office (except for two of the Directors elected at the First Annual Meeting) of each Director shall be two years. The Directors shall hold office until their successors have been elected and hold their first meeting.

(v) Once the Co-owners have acquired the right hereunder to elect a majority of the Board of Directors, annual meetings of Co-owners to elect Directors and conduct other business shall be held in accordance with the provisions of Article IX, Section 3 hereof.

Section 3. Powers and Duties. The Board of Directors shall have the powers and duties necessary for the administration of the affairs of the Association and may do all acts and things as are not prohibited by the Condominium Documents or required thereby to be exercised and done by the Co-owners.

Section 4. Other Duties. In addition to the foregoing duties imposed by these Bylaws or any further duties which may be imposed by resolution of the members of the Association, the Board of Directors shall be responsible specifically for the following:

- (a) To manage and administer the affairs of and to maintain the Condominium Project and the Common Elements thereof.
- (b) To levy and collect assessments from the members of the Association and to use the proceeds thereof for the purposes of the Association.
- (c) To carry insurance and collect and allocate the proceeds thereof.

## MEETING MINUTES

### BOARD OF DIRECTORS HURON COMMONS CONDOMINIUM ASSOCIATION

AUGUST 29, 2005

PRESENT: all members of the Board were present.

1. This special meeting was called to order at 7:30 pm at Debbi Johnson's apartment for the purpose of discussing the results of the driveway survey.
2. After prolonged discussion, the Board agreed unanimously to go ahead with the placement of 4 breakaway bollards at the Inverness Street entrance, so as to prevent nonresidents using private community property as a conduit between Lake Street and Inverness Street. Although this action will also inconvenience community co-owners, who will be required to enter and exit the community via Lake Street, it was determined by all Board members that for the safety of all residents, especially those in Phase I buildings, such an action was necessary and prudent.
3. Mike Nugent was authorized to inform the Village of Dexter governing council of our decision, and to cooperate with them and all other governmental entities in seeing to a smooth transition to the closure. Mike was also authorized to order the bollards and to order payment to Roger or an independent contractor such charges for the instillation of the bollards as is reasonable. A target date for the completion of the instillation was set for sometime in mid October, made necessary so as to insure installation prior to the winter freeze.
4. The meeting was adjourned at 9:30 pm.

# VILLAGE OF DEXTER – Community Development Office

8140 Main Street, Dexter, Michigan 48130-1092 Phone (734) 426-8303 ext 15 Fax (734) 426-5614

## Memorandum

AGENDA 10-24-05

ITEM L-1

To: Village Council  
Donna Dettling  
From: Allison Bishop  
Re: Bishop Business Condos – Combined Preliminary and Final Site Plan  
Lot #39 – Dexter Research and Development Park  
Date: October 24, 2005

The Site Plan Review Committee held a meeting on August 29, 2005 to review the Lot #39 Bishop Business Condominiums site plan dated 9-6-05. The project is a new construction within the Dexter Research and Development Park. Commissioners present at the meeting were Clugston and Lovell. Also present was, Community Development Manager Bishop, OHM, Fire Inspector Dettling and the applicant's contractor.

The committee's major discussion items were the following:

1. Land banking parking spaces
2. Turning radius at entrance of property
3. Landscaping and buffers
4. Signage
5. Clearance over utilities and trees over utilities

### PLANNING COMMISSION DECISION

On October 3, 2005 the Planning Commission deliberated the combined preliminary and final site plan for Lot #39 Bishop Business Condos. The applicant made several plan changes, including additional parking land banking and landscaping revisions. The Planning Commission reviewed the COMBINED site plan and the consultants gave brief comments on their reviews.

Due to the minimal number of outstanding issues on the planning and engineering the Planning Commission recommended approval of the COMBINED site plan. Following is the DRAFT motion:

Based upon the information received from the applicant, and reflected in minutes of this meeting, the Planning Commission finds that the Lot #39 Bishop Business Condos Combined Site Plan dated 9-6-05 meets the required standards and findings for Final Site Plan approval pursuant to Section 21.04 of the Zoning Ordinance and recommends approval of the plan.

The Site Plan is recommended with the following conditions:

1. Addressing the outstanding engineering, planning consultant and Fire Department comments.
2. Amending the Master Deed per the Planning consultant's comments and recordation of the Master Deed thereafter.

## **RECOMMENDATION**

Included are the updated consultant reviews for the COMBINED final plan. The applicant revised the final plans to address the Planning Commission's comments and recommendation. Based on the Planning Consultant's review remaining issues relate to the Master Deed and can be addressed by staff prior to the pre construction meeting. Based on the Engineering Consultants review the plan meets all final site plan review criteria and the remaining issue can be addressed prior to the pre-construction meeting.

## **SUGGESTED MOTIONS**

Based upon the information received from the applicant, and reflected in minutes of this meeting, and the Village Council finds that the Lot #39 Bishop Business Condos Site Plan dated 10-4-05 **(meets/fails to meet)** the required standards and findings for Combined Preliminary and Final Site Plan approval pursuant to Section 21.04 of the Zoning Ordinance and **(approves /denies)** the plan.

The Site Plan is recommended with the following conditions:

1. Correct the Master Deed in per the Planning Consultant review dated October 20, 2005 prior to requesting a pre-construction meeting.
2. Address the water main comment per the Engineering Consultants review dated October 20, 2005 prior to requesting a pre-construction meeting.

**OR**

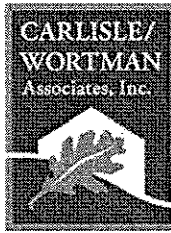
Move to postpone the Lot #39 Bishop Business Condominium site plan dated 10-4-05 until \_\_\_\_\_ **(date)** \_\_\_\_\_, to allow the applicant time to address the following items:

1. Master Deed revisions
2. Water Main comment per the Engineers review dated October 20, 2005.

Please contact me prior to the meeting with questions.

Thank you,





*Community Planners Landscape Architects*  
605 S. Main, Suite 1 Ann Arbor, MI 48104 734-662-2200 fax 734-662-1935  
6401 Citation Dr., Suite E Clarkston, MI 48346 248-625-8480 fax 248-625-8455

**MEMORANDUM**


**TO:** Planning Commission  
**FROM:** Douglas J. Lewan, Community Planner  
**DATE:** October 20, 2005  
**RE:** Bishop Business Condos

The applicant has satisfied all but two (2) items required for final site plan approval identified in my review dated September 21, 2005. These issues were in regard to the Master Deed. We have not received a current Master Deed therefore we cannot confirm whether the following issues have been addressed:

1. Indicate the correct zoning district in the Master Deed; and
2. Correct statement referring to signage in Article VII of the Master Deed.

Note that we defer to the Village Engineer for technical review of municipal utilities. Approval of municipal utilities is required before the final site plan can be granted.

I would be happy to discuss any questions that you may have.

  
CARLISLE/WORTMAN ASSOC., INC.  
Douglas J. Lewan, PCP  
Principal

cc: Vanston / O'Brien Inc, Fax 734.424 0677  
Dexter Land Development, 6449 Lintons Way, Ann Arbor, MI 48105



**ORCHARD, HILTZ & McCLIMENT, INC.**

34000 Plymouth Road  
Livonia, MI 48150  
P: (734) 522 - 6711  
F: (734) 522 - 6427  
www.ohm-eng.com

October 20, 2005

**VILLAGE OF DEXTER**

8140 Main Street  
Dexter, MI 48130

Attention: Ms. Allison Bishop  
Community Development Manager

Regarding: **Bishop Business Condominiums**  
**Combined Preliminary and Final Site Plan Review #3**  
**OHM Job # 130-05-1041**

Dear Ms Bishop:

The combined preliminary and final site plan for the Bishop Business Condominiums received October 7, 2005, has been reviewed for conformance with the requirements of the Village of Dexter Engineering Standards Manual. At this time, we take no exception to the engineering plans, contingent upon the following comments being addressed prior to scheduling a preconstruction meeting

**Water Main:**

- 1 The petitioner shall revise the water main tapping sleeve and gate valve callout on sheets C-2, 3, and
- 4 The tapping sleeve and valve should read 12" x 8"

It is noted that the site will create additional flow in the amount of 7,000 cubic feet, which was not planned for in the design of the Dexter Business and Research Park detention basin. It is our understanding that the Village will coordinate these improvements with other proposed improvement to the detention basin.

We note that the following comments do not affect the Site Plan approval, but must be addressed prior to scheduling a pre-construction meeting:

- Copies of all permits and permit applications, obtained to date, shall be forwarded to this office.
- A Building permit from Washtenaw County Building Department must be obtained
- A Right-of-Way permit from the Village of Dexter shall be obtained for construction within the Village right-of-way.
- A Soil Erosion permit shall be obtained.
- A permit to construct water main must be obtained from the Michigan Department of Environmental Quality. The petitioner shall submit 5 additional sets of plans and the completed permit application
- The Proprietor shall submit the inspection deposit of **\$5,000.00** to the Village of Dexter at least seventy-two (72) hours prior to the start of construction. The amount of the inspection deposit is based on the approved engineer's estimate of \$53,155.00 dated September 6, 2005
- Proof of necessary insurance must be provided to the Village and Village Engineer
- Three additional complete sets of the approved plans (with all necessary standard detail sheets) shall be submitted to the OHM Construction Division prior to scheduling the pre-construction meeting.
- The Developer shall submit a cash bond to the Village of Dexter for the completion of the record plans at the completion of the project construction. The guarantee will be posted in an amount equal to **\$1000.00** to ensure completion of the record plan in a timely manner.
- The Developer shall submit a Performance Bond in the amount equal to the cost of water main construction in the amount of **\$17,680.00.**

- The Developer shall post the Maintenance and Guarantee Bond with the Village in the amount of **\$8,840.00** prior to final acceptance of the project. This bond will be held for two years.

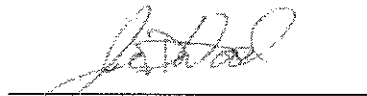

The Petitioner will request that a pre-construction meeting for the project be scheduled at least ten (10) working days in advance of the scheduled start of work. The meeting will be held at least five (5) working days prior to the start of work.

No work will be allowed until the OHM Construction Division has received all necessary insurance certificates, bonds, escrows, and permits. The Contractor shall provide copies of all permits and letters from any agencies waiving any required permits to the OHM Construction Division prior to the start of work.

Please note that final acceptance of the work for this project is contingent upon the submittal and approval of record plans (as constructed) including digital record plans, payment of all review and inspection fees, verification of easements recorded with the County. The Petitioner will provide the record plans of the project. The type and format of the record plans will be on Mylar sheets, bluelines, and digital after the plans have been reviewed and approved by the OHM Construction Division.

The above comments shall be addressed through an administrative review prior to the pre-construction meeting. Should there be any questions or comments, please contact this office at (734) 522-6711

Sincerely,  
**ORCHARD, HILTZ & McCLIMENT, INC.**

  
\_\_\_\_\_  
Jessica Wood  
\_\_\_\_\_  
Rhett Gronevelt, P.E.

RG/djs

cc: Ms. Donna Dettling, Village Manager  
Mr. Ed Lobdell, Superintendent of Public Services  
David Hughes V/O Investment Co., 2375 Bishop Circle West, Dexter, MI 48130  
Micheal A Olson, Abletech, Inc , 6449 Linton, Ann Arbor, MI 48105  
File



424-0677

# Dexter Area Fire Department

October 14, 2005

Allison Bishop  
Community Development Manager  
Village of Dexter  
8140 Main St.  
Dexter, MI 48130

**Re: Plan review of: Bishop Business Condominiums**  
**Plans Dated: October 4, 2005**

Dear Mrs. Bishop:

The Dexter Area Fire Department (DAFD) has reviewed plans submitted to this department. We have reviewed these plans with Fire Safety and Prevention in mind. Our resources are the International Fire Code and Village Standards. Below are our comments.

- **Project Approval:** The Owner/Developer has completed all requirements and recommendations. The DAFD supports final APPROVAL of this project.

The Dexter Area Fire Department stands ready to assist you or any member of your team. Should you have questions or comments, please feel free to contact the Fire Chief or the Fire Inspector.

Donald Dettling  
Fire Inspector

cc/

Loren Yates      Fire Chief  
Bryce McAllister   Operations

Draft

AGENDA 10.24.05

ITEM L-2

**PROCLAMATION**

October 24, 2005

**WHEREAS, Jenny Ritter, grew up in the Dexter area and attended Dexter Schools,**

**WHEREAS, Ms. Ritter was instrumental in helping the University of Michigan win the National Title in Women's Softball in 2005; and**

**WHEREAS, Ms. Ritter has represented the greater Dexter area not only with excellent athletic performance, but also with class and humility; and**

**WHEREAS,**

**NOW, THEREFORE, I, Jim Seta, President of the Council in the Village of Dexter, Michigan, and on behalf of the Village Council and the citizens of the Village of Dexter, do proclaim November 3, 2005 as Jenny Ritter day in the Village of Dexter, Michigan.**

*I hereby set my hand and seal  
this 24th day of October, 2005.*

---

*Jim Seta, President*

**Village of Dexter  
Treasurer/Finance  
Director's Office**

AGENDA 10-24-05

ITEM L-4

# Memo

**To:** Donna Dettling  
**From:** Marie Sherry  
**CC:**  
**Date:** 10/18/2005  
**Re:** Mers Benefit E – Cost Analysis

Donna –

Per your request, I have contacted Mers regarding their Memorandum dated September 15, 2005, which is attached to this memo. Following are our options as they currently exist:

- We can adopt the options E-1 and/or E-2. E-1 provides for 2.5% increases for all retirees, and E-2 provides the same benefit for all current employees upon retirement. The percentage increase is not tied to the cost of living or inflation. This benefit, once given, cannot be revoked unless it is dealt with during labor contract negotiations. An actuarial would have to be done in order to determine the effect this option would have on our annual contribution. Once adopted, we would not have to do an annual resolution.
- Our second option is the Traditional E program, which has to be renewed each year. The Traditional E offers a 2% cost of living increase for current retirees. As shown in the Gabriel, Roeder, Smith & Company report, this option would increase our actuarial liability by \$12,397, resulting in an additional .08% increase in our active member payroll contribution for 2007.
- The third option is the Flexible E program, which also has to be renewed each year. With the Flexible E, we can set either a percentage increase or a flat amount that the retirees would receive over the next twelve month period. For example, if we set a flat amount of \$1,200, each retiree would receive an increase of \$100 per month. If we set it at a percentage, then the increase would be calculated on the individual retiree's payments as of 12/31/05 and spread over the next twelve months. An actuarial would have to be done in order to determine the effect of this option on our annual contribution, although if we were to choose a percentage lower than 2% or a flat amount that totals less than \$12,397 for the four current retirees, our additional liability for the 2007 contribution would be lower than .08%.
- The final option is to do nothing, which would result in a zero cost of living increase for retirees and no additional actuarial liability for the Village.

If we decide to adopt either the Traditional E or the Flexible E in any given year, it does not lock us into a particular option for subsequent years. In other words, if we went with the Traditional E this year, we could do nothing next year and the Flexible E the following. The only option that limits our actions for subsequent years is the E-1/E-2 option.

The Social Security Administration has set their cost of living increase at 4.1% starting 1/1/06. (Source [www.socialsecurity.gov](http://www.socialsecurity.gov))

The resolution to adopt either the Traditional E or the Flexible E needs to be filed with MERS by November 16, 2005. The same deadline applies to the E-1/E-2 if we were to decide to take that route. Obviously, if the Village desired to give a zero increase to the retirees, nothing further will need to be done.



**Municipal Employees' Retirement System of Michigan**

1134 Municipal Way, Lansing, Michigan 48917

Phone (517) 703-9030 • (800) 767-6377 • Fax (517) 327-8336 • Website: [www.mersofmich.com](http://www.mersofmich.com)

**MEMORANDUM**

To: Participating Municipalities and Courts

From: Anne M. Wagner, Chief Executive Officer *AMW*

Date: September 15, 2005

Re: Benefit Program E – Cost Analysis

**RECEIVED**  
SEP 19 2005  
VILLAGE OF DEXTER  
TREASURER

The actuarial cost analysis of providing post-retirement adjustments effective January 1, 2006, under MERS Benefit Program E is enclosed. The program is authorized under Section 20 of the MERS Plan Document. A reprint of the language is on the back of this letter. The actuarial services contract requires the annual preparation of this analysis for consideration by each participating entity that has NOT adopted either E-1 or E-2. Please note that the analysis is on a division-by-division basis.

The enclosed cost analysis by the actuary is based upon Benefit Program E's longstanding, *traditional* annual 2% increase of the amount of each retirement allowance since the last date Benefit E was adopted for your retirees in your respective divisions.

However, this analysis does not reflect the cost should you decide to provide "flexible" Benefit E. The cost would be dependent upon the increased amount of the monthly benefits. "Flexible" Benefit E allows you to specify a percentage adjustment factor or a fixed monthly dollar increase for (a) all retirees or (b) for each retirement allowance for the number of years specified by your governing body.

This notice is for your information and is not, in any way, an endorsement by MERS. Adoption of Benefit E by your governing body is discretionary. However, should you choose to do so, **for any Benefit E increase to be effective in calendar year 2006, the enclosed Uniform Resolution must be completed and filed with MERS by November 16, 2005.**

Please contact Cathy Watkins, MERS Pension Services Department, Retiree Division (800-767-2308), if you have any questions.

lw  
Enclosure



**MUNICIPAL EMPLOYEES' RETIREMENT  
SYSTEM OF MICHIGAN  
PLAN DOCUMENT**

**ARTICLE III. RETIREMENT REQUIREMENTS AND BENEFIT PROGRAM.**

**Sec. 20. Benefit Program E; Adoption or Readoption; Effective Date; Adjustment Date; Adjustment Factor; Prohibition.**

- (1) A participating municipality may by resolution of its governing body or a participating court may by administrative order of its chief judge adopt or readopt Benefit Program E. The resolution or administrative order shall specify:
  - (a) the effective date(s) of retirement for the eligible retirants and beneficiaries; and
  - (b) either (i) a percentage adjustment factor; or (ii) a fixed dollar amount.

The adjustment factor or fixed dollar amount shall specify its application to all retirees, or each retirement allowance in effect for the date(s) specified.

- (2) The adjustment date under Benefit Program E shall be the first January 1 coincident with or subsequent to the effective date of the change in coverage and which is also at least 30 days after the adoption or readoption of Benefit Program E.
- (3) The amount of the retirement allowance of a retirant or beneficiary whose participating municipality or participating court has adopted or readopted Benefit Program E shall be adjusted on the adjustment date. The amount of adjustment shall be **added to** the amount of retirement allowance payable immediately prior to the adjustment date.
- (4) Benefit Program E shall not be applied to a retirement allowance that is subject to adjustment under the provision of Benefit Program E-1 or Benefit Program E-2.

**History:** 1988 PA 500, Eff. Dec. 29, 1988, and Plan Document of 1996.

**Note 1:** Relocation of text from former subsection (4) (added by Board action of May 20, 1997) to subparagraph 1(b) along with following sentence; per Board action of October 22, 1998, with immediate effect.

**Note 2:** Bold text in subsection (1) added, and (b) and remaining text inserted from former (4); (3) revised; former (4)-(6) deleted; and former (7) renumbered as (4); by Board action of October 22, 1998, with immediate effect.

**Village of Dexter (8217)**  
**General (01)**  
**Benefit Program E**

Under Benefit Program E, each retirement benefit being paid before the program becomes effective is redetermined the next January 1 by multiplying the retirement benefit otherwise payable by the following percent: 100% plus 2% for each full year in the period from the date the retirement benefit became effective (or the last applicable E adoption date, if later) to the January 1 as of which the redetermination is being made (1/1/2006). Retirees already covered under Benefit Program E-1 or E-2 are not affected.

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**CONTRIBUTION TO SUPPORT BENEFIT PROGRAM E**  
**(EFFECTIVE 1/1/2006)**

**Based on December 31, 2004 Valuation Data**

Retirement Allowances Being Paid December 31, 2004

All Retirees	
Number	4
Annual Amount	\$54,313
Retirees Affected by Benefit E	
Number	4
Annual Amount - Present	\$54,313
Annual Amount - After E Increase	\$55,400
Increase in Actuarial Accrued Liability	\$12,397
Corresponding Increase in Annual Contribution (30 year level percent of payroll amortization of increase in actuarial accrued liability)	\$665
December 31, 2004 Annual Valuation Active Member Payroll	\$882,564
Corresponding Increase in Annual Contribution as a Percentage of Active Member Payroll	0.08%

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**Municipality # 8217**  
**Division # 01**



MUNICIPAL EMPLOYEES' RETIREMENT SYSTEM OF MICHIGAN

UNIFORM RESOLUTION FOR ADOPTING BENEFIT  
PROGRAM "E" INCREASE TO BE EFFECTIVE  
ON ADJUSTMENT DATE JANUARY 1, 2006

Must be filed with MERS by November 16, 2005,  
to be effective for Calendar 2006

**Note: Numbers 1 and 2 must be completed.**

1. As authorized by Section 20 of the MERS Plan Document as revised the \_\_\_\_\_  
(Participating Municipality)

\_\_\_\_\_ adopts for the following (circle **only** A or B):  
(Municipality No )

A. All retirees and beneficiaries.

**or**

B. Retirees and beneficiaries in Divisions: \_\_\_\_\_  
Specify Division Number(s)

2. The increase will be (Traditional E or Flexible E—choose either A **or** B):

A. **Traditional E** (For all who retired on or before December 31, 2004, as computed in the actuary's cost analysis.)

Two percent (2%) of the retirement allowance payable immediately prior to the adjustment date, for each complete calendar year since the last adjustment date for which Benefit E was adopted, or effective date of retirement allowance, whichever is shorter.

**or**

B. **Flexible E** (Complete the following.)

1. Type of increase \_\_\_\_\_ % or flat dollar amount per month \$ \_\_\_\_\_

2. Increase applies in the following manner:

(a) Only those retired on or before \_\_\_\_\_,

(b) Number of years for adjustment \_\_\_\_\_

I certify that this Resolution was adopted by the \_\_\_\_\_

Governing Body

at its meeting held on \_\_\_\_\_,

Dated: \_\_\_\_\_  
Signature of Authorized Official

\_\_\_\_\_  
Title

# VILLAGE OF DEXTER

8140 Main Street Dexter, MI 48130-1092

[ddettling@villageofdexter.org](mailto:ddettling@villageofdexter.org)

Phone (734)426-8303

Fax (734)426-5614

## MEMO

**To:** President Seta and Council  
**From:** Donna Dettling, Village Manager  
**Date:** October 24, 2005  
**Re:** Recommended 2005/06 Budget  
Funds 402 & 303

AGENDA 10-24-05  
ITEM L-5

As noted in Marie Sherry's report, there were two Funds that were unintentionally omitted from the Budget spreadsheet that was adopted in February. Fund 303 Streetscape Debt Service Fund and Fund 402 Equipment Replacement, have their own revenue source. Both of these Funds will be included with the Budget documents as we begin work on the 2006/07 FY.

At this time, a motion is needed to adopt Fund 303 and 402 as presented, effective March 1, 2005.

Let me know if you have any questions or concerns.

Thanks,

BUDGET WORKSHEET 2005/06

	Actual 2002	Actual 2003	Actual 2004	Current Year 2004/05		2005/06 Rcmdd.	05/06Recm INC/(DEC) 04/05 est. YE	04/05 Est. YE INC/(DEC) Budget 04/05	Recomdd. As % of Fund Budget
<b>Fund: 402 Equipment Replacement</b>									
<b>Revenues</b>									
665,000 Interest Earned	1,271	828	578	500	982	1,000	18	482	1.1%
<i>04/05 under projection. 05/06 projection same as last year.</i>									
667,003 Equipment Rental	55,573	-	78,146	94,600	78,767	86,800	8,033	(15,833)	98.9%
<i>From Equipment Rental line in funds 101, 202, 203, 500, 591</i>									
673,000 Sale of Fixed Assets	-	-	10,005	-	-	-	-	-	0.0%
<i>Not a regular source of revenue</i>									
<b>Total Revenues</b>	<b>56,844</b>	<b>828</b>	<b>88,729</b>	<b>95,100</b>	<b>79,749</b>	<b>87,800</b>	<b>8,051</b>	<b>(15,351)</b>	<b>100.0%</b>
<b>Expenditures</b>									
<b>Dept: 248.000 Administration</b>									
840,000 Bank Service Charges	305	462	251	-	181	250	69	181	1.7%
<i>Marie to estimate YE position and 03/06 projection. Provide text to back up both.</i>									
<b>Administration</b>	<b>305</b>	<b>462</b>	<b>251</b>	<b>-</b>	<b>181</b>	<b>250</b>	<b>69</b>	<b>181</b>	<b>1.7%</b>
<b>Dept: 966 Transfers Out</b>									
999,000 Transfer Out	29,999	-	24,347	95,000	91,854	14,200	(77,654)	(3,146)	98.3%
<i>Equal's Transfer In in Fund 101</i>									
<b>CIP Plan Total</b>	<b>29,999</b>	<b>-</b>	<b>24,347</b>	<b>95,000</b>	<b>91,854</b>	<b>14,200</b>	<b>(77,654)</b>	<b>(3,146)</b>	
<b>Total Expenditures</b>	<b>30,304</b>	<b>462</b>	<b>24,598</b>	<b>95,000</b>	<b>92,035</b>	<b>14,450</b>	<b>(77,585)</b>	<b>(2,965)</b>	
<b>Equipment Replacement Fund - Rev/ Ex</b>	<b>26,540</b>	<b>366</b>	<b>64,131</b>	<b>100</b>	<b>(12,286)</b>	<b>73,350</b>			

BUDGET WORKSHEET 2005/06

	Actual 2002	Actual 2003	Actual 2004	Current Year 2004/05		2005/06 Rcmdd.	05/06Recm INC/(DEC) 04/05 est. YE	04/05 Est. YE INC/(DEC) Budget 04/05	Recmdd. As % of Fund Budget.
Fund: 303 Streetscape Debt Service Fund				Adopted Budget	Estimated YE Position				
Revenues									
402.000 Property Taxes (Real Property)	160,544	153,543	143,261	150,300	134,399	115,000	(19,399)	(15,901)	54.8%
60 Bond revenue use Model to project									
404.000 Streetscape Special Assess	78,037	152,160	79,777	138,400	75,474	73,000	(2,474)	(62,926)	34.8%
Special Assessment use Model to project									
410.000 Property Tax (Personal)	40,195	32,976	28,718	24,900	27,261	20,000	(7,261)		9.5%
60 Bond revenue use Model to project									
445.000 Property Tax Penalties	897	100	783	100	250	250	-	150	0.1%
Same as 04/05									
665.000 Interest Earned	2,802	2,216	1,205	2,000	1,895	1,500	(395)	(105)	0.7%
04/05 under projection - use Model to project									
Total Revenues	282,475	340,995	253,744	315,700	239,279	209,750	(29,529)	(76,421)	100.0%
		21%	-26%		-6%	-12%			
Expenditures									
Dept: 248.000 Administration									
840.000 Bank Service Charges	511	607	156	500	88	100	12	(412)	0.0%
Write to estimate YE position and 05/06 projection. Provide text to back up both.									
Administration	511	607	156	500	88	100	12	(412)	0.0%
		0%	-74%		-44%	14%			
Dept: 570.000 Debt									
990.001 Debt Service '96 Streetscape	142,571	119,443	54,486	140,200	60,611	61,740	1,129	(79,589)	26.9%
From Debt Schedule									
990.002 Debt Service '98 Streetscape	94,410	116,928	88,530	88,600	86,040	83,190	(2,850)	(2,560)	36.2%
From Debt Schedule									
990.003 Debt Service '02 Refunding	-	-	98,446	-	79,553	84,002	4,449	79,553	36.6%
From Debt Schedule									
992.000 Bond Fees	463	49,345	1,038	600	725	750	25	125	0.3%
Debt Total	237,444	285,716	242,500	229,400	226,929	229,682	2,753	(2,471)	100%
Total Expenditures	237,955	286,323	242,656	229,900	227,017	229,782	2,765	(2,883)	#REF!
Streetscape Debt Rev/Expenditure	44,520	54,672	11,088	85,800	12,262	(20,032)			